



Iowa Department of  
Administrative Services

Director's Office

Thomas J. Vilsack, Governor  
Sally J. Pederson, Lt. Governor

Mollie K. Anderson, Director

**Presentation by Mollie Anderson**

**To the  
Transportation, Infrastructure, and Capitals Appropriation Subcommittee**

February 7, 2006

Committee Members:

**Senate:**

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- Steve Warnstadt – Co-Chair
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- Dick Dearden
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# **MEMBERS**



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**Governor's Property Management Advisory Committee**  
**September, 2005**

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# ISSUES

**GOVERNOR'S ADVISORY COMMITTEE**  
**PROPERTY MANAGEMENT ISSUES**

Key property management issues on the Capitol Complex:

1. Work with the Legislative Capital Projects Committee to determine the disposition of the Wallace Building. A study recently completed recommended it would take a \$31million investment to fix current building inadequacies or it would take a \$45 million investment to build a similar size facility. This was presented to the Legislature's Infrastructure Appropriation Subcommittee, but no action was taken. A decision on the building is needed soon because:
  - We cannot utilize vacant square footage in the building without major investments for tenant improvements and building upgrades.
  - We risk spending more money on major maintenance because we are unable to justify investment decisions on routine maintenance if we do not know if the building is going to remain.
  - Currently, there are many outstanding tenant improvement requests and access deficiencies for persons with disabilities that are in limbo while we await a decision on the building. Approximately 50,000 square feet is vacant in the Wallace Building. We have three tenants who want to use the vacant laboratory space. If we are unable to renovate this space, these tenants will be forced to rent space at approximately \$13.85 per square foot. A cost avoidance of approximately \$700,000 could be achieved by not leasing space to meet the tenant's space needs..
2. Continue progress made on improving the condition of current state building assets by increasing major and routine maintenance dollars as well as increase dollars devoted to improvement of the Capitol and Capitol Environs. Seek gubernatorial support for increased infrastructure funding, and support for completion of West Capitol Terrace project. 2005 legislation (HF 875) increased Major Maintenance funding (\$8.91 million for FY2006, \$10 million for FY2007, \$40 million for FY2008 and \$40 million for FY2009), however, Routine Maintenance funding remains at \$2 million for FY2006. The Code (§7E.5A) mandates that agencies annually request 1% of the replacement cost of their facilities (currently \$20 million) for routine/preventive maintenance. This requirement applies to facilities supported by the Vertical Infrastructure Program.
3. Work to secure, purchase or lease space adjacent to the Capitol Complex that can act as a continuity of government transition space in the event of a natural disaster, building system failure, or major renovation project. Today the Capitol Complex is nearly 100% occupied leaving only 988 square feet vacant. Furthermore, we are leasing more than 600,000 square feet of space in the Des Moines area at an annual cost of more than \$8 million. We are currently under-investing in assets we own and maintain. This has resulted in numerous state buildings being below a C grade in building reliability. During the past 6 months we have had some significant building system failures that have negatively impacted operations and we have several asbestos abatement projects that must be addressed. The state must be more proactive in planning for these events by strategically planning for transition space. (A current property for sale that would meet these needs is the Lutheran church directly adjacent to the IWD building.)
4. Recommend the Capitol Planning Commission plan to acquire properties in the vicinity of the Capitol Complex by purchasing or lease-purchasing property currently being held by private entities, while real estate prices and the cost of money is at a market low. Failure to do so now will result in a patchwork map of private and public use buildings or structures that will undermine efforts made to develop the East Village development project and fulfill the goals of the Capitol Complex Master Plan.
5. Investigate other financing opportunities with Iowa Finance Authority and the State Treasurer's Office which would allow the state to position itself well in the marketplace by establishing purchasing authority within certain limits. This would allow the state to act without driving up the cost of properties we might be interested in, as a result of seeking a legislative appropriation before an offer can be made.
6. Currently, DAS is seeking a grant from the U.S. Dept. of Transportation, as well as exploring other funding sources to renovate the building now known as the Carriage House for use as a major focal point of the Capitol Complex. The 1909 structure located north of the Capitol and between the Jessie Parker Building and the Workforce Development Building has been identified as a future visitors' center in the Capitol Complex Master Plan. DAS, together with Cultural Affairs and other agencies, is developing a "Roads to the Capitol" concept that will feature this building as a major orientation center and meeting space for children and others visiting the Capitol. In conjunction with the West Capitol Terrace project and other improvements, Iowa's Capitol Complex will truly become one of Iowa's "Great Places."

# **BACKGROUND**



Iowa Department of  
Administrative Services

General Services Enterprise

Thomas J. Vilsack, Governor  
Sally J. Pederson, Lt. Governor

Mollie K. Anderson, Director  
Patrick J. Deluhery, Chief Operating Officer

## Fast Facts about Iowa State Government Infrastructure March 8, 2005 FINAL

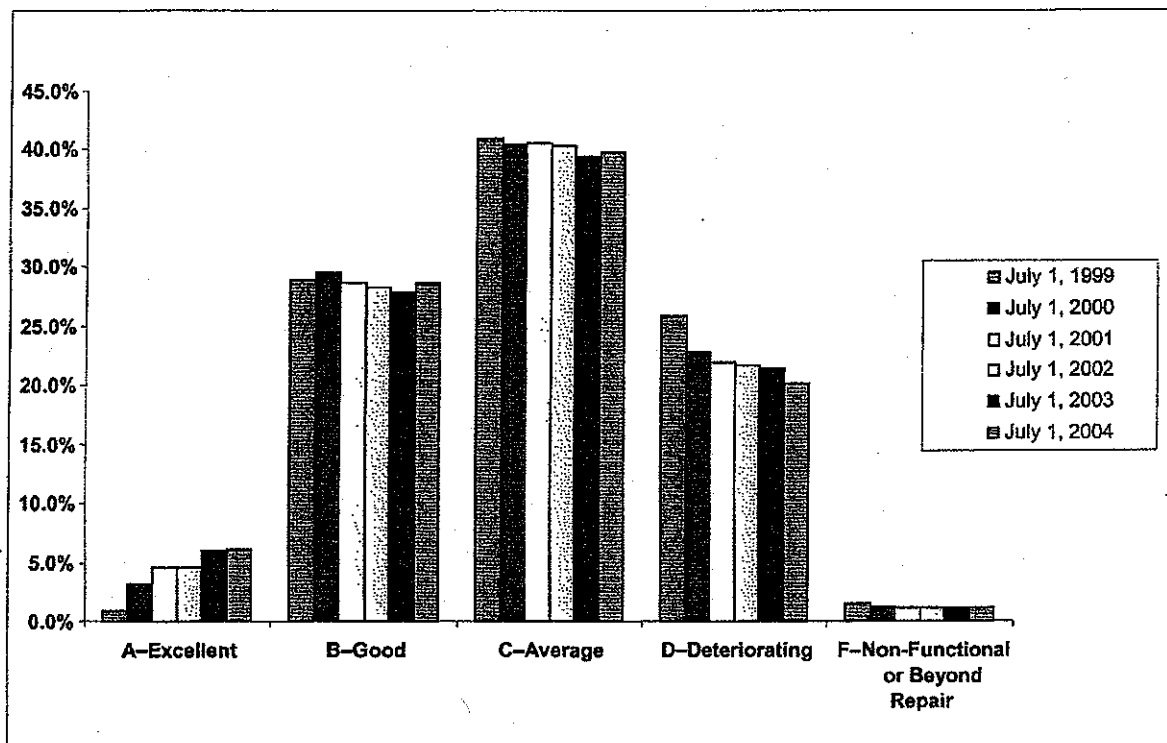
- The State of Iowa owns some 48.5 million square feet of office and facility space throughout the state. The Department of Administrative Services-General Services Enterprise (DAS-GSE) manages some 21 percent of that space, or 11 million square feet with an estimated replacement value of \$2 billion, including the Capitol Complex in Des Moines.
- A Vertical Infrastructure Advisory Committee formed in 1999 oversees the state's progress on maintenance and advises the Governor on the best use of appropriated funds. The Committee developed a strategic plan defining major and routine maintenance and procedures for allocating appropriated funds. *Routine maintenance* covers the day-to-day activity that prevents or delays the failure of buildings, equipment or land. *Major maintenance* covers repair or replacement of failed or failing building components necessary to restore a facility to its intended use, prevent further damage or make it compliant with code changes.
- Also in 1999, the DAS-GSE conducted a landmark assessment project to verify the status of the 972 buildings in 70 locations under its care. Severe maintenance deficits that far exceeded appropriations were identified, and an inventory/assessment database was developed for the first time, documenting the total number of buildings, square footages and condition. Although remedial work has been done, the deferred backlog continues to exceed the appropriation.
- The assessment assigned a letter grade to each building. "A" indicated excellent condition and an "F" marked buildings deemed beyond repair. Over time, the goal is to eliminate "F" ratings and reduce "D" ratings as the repairs, demolitions or new construction are completed. A recap of grades is charted on the following page.
- The assessment estimated maintenance deficiencies at \$482 million, including building and site systems and components rated at a level of "D" or "F." In 1999 dollars, approximately \$462 million remain unaddressed.
- Industry norms for routine maintenance are \$1.00 to \$1.50 per square foot. The FY 2006 routine maintenance appropriation comes to \$.18 per square foot.
- DAS-GSE formed an *Americans with Disabilities Act* (ADA) Advisory Committee to oversee the removal of architectural barriers or other changes to make state buildings accessible to persons with disabilities. A Capitol Complex ADA Transition Plan was



developed in 2000. Some 4 percent of Major Maintenance Funds have been earmarked for ADA-related renovation beginning in FY 2001.

- The consequences of inadequate funding are unnecessary risk to life, health and safety of state employees, facilities populations, and the public. In the absence of adequate funds, facilities must reduce staff and services to make mandatory repairs. Failure to repair essential building systems become exponentially more expensive with longer delay; for example, water from a leaky roof damages other building systems inside and out.

### Condition of State Buildings Supported by DAS-GSE Percent of Square Feet Rated "A" to "F" 1999 - 2004





# Seat of Government Leases

Department/Board	Division	Address of Leased Space	City	Lease Start	Lease End	Sq. Footage	(Base rent) Sq. Ft./Yr	Operating Expenses Sq. Ft./Yr	Parking/ Yr	Other Rent/Yr	Annual rent	Comments
Education	College Student Aid Commission	200 10th St - 4th floor	Des Moines	9/1/2001	12/31/2005	9,000	\$ 13.00	\$ -	\$ -	\$ -	\$ 117,000	
Elder Affairs		200 10th St - 3rd floor	Des Moines	12/1/2000	12/31/2005	6,300	\$ 13.00	\$ -	\$ -	\$ -	\$ 81,900	Returning to complex
Corrections	Also, Board of Parole & Iowa Prison Industries	420 MLK Parkway Dr.	Des Moines	1/3/2003	1/1/2006	34,858	\$ 13.50	\$ -	\$ 41,352	\$ -	\$ 511,935	Returning to complex
Human Services	Governor's Developmental Disabilities Council	617 E. 2nd Street	Des Moines	7/1/2003	6/30/2006	1,864	\$ 7.50	\$ 5.27	\$ -	\$ -	\$ 23,803	
Human Services	Collection Services	727 E. 2nd Street	Des Moines	7/1/2003	6/30/2006	11,160	\$ 7.30	\$ 4.92	\$ -	\$ -	\$ 136,375	
Commerce	Credit Union	200 E. Grand Ave, 3rd floor, Ste. 370	Des Moines	10/1/1996	9/30/2006	2,267	\$ 8.50	\$ 8.92	\$ -	\$ -	\$ 39,491	
Commerce	Banking	200 E. Grand Ave, 3rd floor, Ste. 300	Des Moines	10/1/1996	9/30/2006	7,307	\$ 8.50	\$ 8.92	\$ -	\$ -	\$ 127,288	
Economic Development		200 E. Grand Ave	Des Moines	10/1/1996	9/30/2006	36,218	\$ 8.50	\$ 8.92	\$ -	\$ -	\$ 630,918	
Human Services	Bureau of Collections	715 - 719 E. 2nd Street	Des Moines	10/1/2001	9/30/2006	8,575	\$ 7.25	\$ 6.19	\$ 4,000	\$ -	\$ 119,248	
Iowa Finance Authority		100 E. Grand, 2nd floor, Ste. 250 & Ste 230	Des Moines	10/1/1996	9/30/2006	21,882	\$ 8.50	\$ 8.92	\$ -	\$ -	\$ 381,184	
Inspections & Appeals	Racing & Gaming Commission	717 E Court, Ste. B	Des Moines	12/1/2001	11/30/2006	4,600	\$ 16.05	\$ -	\$ -	\$ -	\$ 73,830	
Human Services	Refugee Services Training Center	1200 University	Des Moines	1/15/2004	12/31/2006	4,222	\$ 5.79	\$ 5.92	\$ -	\$ -	\$ 49,440	
Public Safety		709 E. 2nd Street	Des Moines	9/1/2005	2/28/2007	4,428	\$ 5.50	\$ 4.75	\$ -	\$ -	\$ 45,387	Returning to complex
Public Safety	Fire Marshall	401 SW 7th - Suite N	Des Moines	12/15/2005	2/28/2007	6,351	\$ 9.50	\$ 6.38	\$ -	\$ -	\$ 100,854	Returning to complex
Transportation	Motor Vehicle	100 Euclid Ave - Upper level	Des Moines	7/1/2004	6/30/2007	16,094	\$ 6.79	\$ 6.61	\$ -	\$ -	\$ 215,680	
Transportation	Motor Vehicle	100 Euclid Ave - Lower level	Des Moines	7/2/2004	6/30/2007	29,370	\$ 6.00	\$ 6.61	\$ -	\$ -	\$ 370,366	
Transportation	Aviation	100 Euclid Ave - Upper level Ste. 7	Des Moines	7/3/2004	6/30/2007	3,574	\$ 8.00	\$ 6.61	\$ -	\$ -	\$ 52,216	
Commerce	Insurance Division, & Utilities Division	300 E. Maple Ste. 330	Des Moines	12/1/1997	11/30/2007	51,878	\$ 10.12	\$ 6.08	\$ 25,939	\$ -	\$ 866,363	
Justice	Consumer Advocate	300 Maple Street	Des Moines	12/1/1997	11/30/2007	9,524	\$ 10.12	\$ 6.02	\$ 4,762	\$ -	\$ 158,479	
Inspections & Appeals	Adult Public Defender's Office	505 5th Ave., Ste 510	Des Moines	7/1/2001	6/30/2008	5,320	\$ 13.00	\$ 0.27	\$ -	\$ 1,110	\$ 71,706	
Inspections & Appeals	Juvenile Public Defender's Office	505 5th Ave., Ste. 345	Des Moines	7/1/2001	6/30/2008	2,873	\$ 13.00	\$ 0.41	\$ -	\$ 1,422	\$ 39,949	
Human Services	CSRU	1901 Bell Ave - 3rd floor	Des Moines	10/1/2001	9/30/2008	20,459	\$ 13.44	\$ -	\$ -	\$ -	\$ 274,969	
Human Services	Field Office & Refugee Services	1200 University	Des Moines	8/1/1999	6/30/2010	8,846	\$ 5.79	\$ 5.92	\$ -	\$ -	\$ 103,587	
Natural Resources	Environmental Protection Division	7900 Hickman Rd	Windsor Heights	7/1/2005	6/30/2010	19,836	\$ 9.81	\$ -	\$ -	\$ -	\$ 194,591	
Natural Resources	Water Supply & FOS	401 SW 7th Street, Ste. I & M	Des Moines	12/1/2005	11/30/2010	13,183	\$ 9.50	\$ 5.93	\$ -	\$ -	\$ 203,414	
Agriculture	Agricultural Development Authority	505 5th Ave., Ste 327	Des Moines	1/1/2005	12/31/2010	1,735	\$ 11.00	\$ -	\$ -	\$ -	\$ 19,085	
Iowa Workforce Development	Job Services	430 E. Grand	Des Moines	7/1/2004	6/30/2014	50,000	\$ 14.50	\$ -	\$ 1.50	\$ -	\$ 725,002	
Human Services	Bureau of Collections	400 SW 8th Street	Des Moines	9/1/2004	8/31/2014	24,366	\$ 8.50	\$ 5.65	\$ -	\$ 0.73	\$ 345,058	
Public Health	Medical, Dental, Pharmacy & Dental Boards	400 SW 8th Street	Des Moines	9/1/2004	8/31/2014	16,288	\$ 8.50	\$ 5.64	\$ -	\$ 0.73	\$ 230,431	
Human Services	Iowa Medicaid Enterprise	100 E. Army Post Road	Des Moines	2/1/2005	1/31/2015	48,000	\$ 6.35	\$ 7.53	\$ -	\$ -	\$ 666,240	
Revenue	Collections Unit	401 SW 7th Street, Ste. C	Des Moines	7/1/2005	6/30/2015	8,848	\$ 8.50	\$ 6.24	\$ -	\$ -	\$ 130,420	
Cultural Affairs		920 Morgan Street	Des Moines	8/1/2005	7/31/2015	26,710	\$ 2.00	\$ 4.55	\$ -	\$ -	\$ 174,951	
Revenue		920 Morgan Street	Des Moines	8/1/2005	7/31/2015	16,370	\$ 2.00	\$ 4.55	\$ -	\$ -	\$ 107,224	
Human Services	Income Training Academy	401 SW 7th - Suite G	Des Moines	9/1/2005	8/31/2015	4,819	\$ 8.50	\$ 5.65	\$ -	\$ -	\$ 68,189	
<b>Totals for Seat of Government</b>						<b>537,153</b>					<b>\$ 7,456,540</b>	



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## Wallace State Office Building Maintenance and Management Issues

September 26, 2005

- 1. What condition is the Wallace State Office Building considered to be based upon an A-F scale?** In 1999 as part of a state-wide inventory and assessment the Wallace Building was rated C—Average, although several building systems were rated D—Deteriorating or F—Failed. The overall condition rating remains at C.
- 2. How much has been spent maintaining this building?** \$2.47 million in major maintenance or direct capital appropriations has been or will be spent between FY1996 and FY2006. This amount includes \$625,000 that will be expended by January of 2006. This represents approximately 0.56% of replacement cost per year, or \$0.98 per square foot per year.
- 3. What level of funding for major and routine maintenance is needed in future years for a structure similar to the Wallace Building?** State code recommends 1% of replacement cost per year for routine maintenance, or \$403,000. This translates to approximately \$1.76 per square foot. In reality, DAS has received \$0.17 to \$0.18 per square foot for routine maintenance. Major maintenance funding (sometimes referred to as capital renewal funding) should be in the range of \$2 to \$3 per square foot per year, or \$450,000 to \$680,000 per year. The department has been receiving less than \$1 per year beginning in 1996 for major maintenance work, although funding for FY2008 and FY2009 at \$40 million per year has been appropriated for work statewide. This will represent approximately \$3.60 per square foot.
- 4. What is the source of major and routine maintenance funding?** Major and routine maintenance funding is generally appropriated from the Rebuild Iowa Infrastructure Fund. In the last several years, some major maintenance money has also been appropriated from the Tobacco Settlement Trust Fund.
- 5. What do DAS customer departments provide to support the operating costs of the building?** In FY2006, occupants of the Wallace Building pay an Association Fee of \$3.51 per rentable square foot of space they occupy. This covers building operational costs including custodial services and maintenance costs and a space management fee. Utility costs (heat, light and water) are paid by a General Fund appropriation to DAS. DAS also receives a routine maintenance allocation of approximately \$0.17 per square foot.



## Update on the Wallace State Office Building and Consultant Recommendation

Updated September 26, 2005  
(Original Document Dated January 31, 2005)

1. **What is the history of the Wallace State Office Building?** The Wallace Building cost \$10.4 million to build. An additional estimated \$10 million covered planning and design, landscaping, artwork, and moving expenses. Completed in 1978, the building's distinctive architecture and unusual interior floor plan have challenged tenants and building managers since it opened. Tenants say the building is poorly ventilated and that temperature is inconsistently controlled.
2. **What departments and how many employees are located in the building?** The building provides office space under a common roof for approximately 750 state employees.
  - 132 – Department of Agriculture and Land Stewardship (IDALS).
  - 470 – Department of Natural Resources (DNR).
  - 150 – Department of Public Safety (DPS).
3. **What is the amount of square footage in the building? How much storage space is available?**
  - The building has 229,317 gross sq. ft. (159,223 net sq. ft.). There are limited storage rooms in the Wallace Building as shown below. The majority of the storage needs for the DNR and DPS are met with off-site leased storage facilities.
    - i. 2000 square feet of storage on 3<sup>rd</sup> Floor – used by all three departments.
    - ii. 700 square feet of storage space on 1<sup>st</sup> Floor – used by the IDALS and will be vacated for code compliance.
    - iii. 2100 square feet originally built as storage space on 3<sup>rd</sup> Floor – currently used as office space.
4. **What is the recent history?** Early in 2003, ongoing tenant concerns regarding air quality increased. Moisture damage in restrooms caused by plumbing leaks and a failed fan motor in a main exhaust duct were identified and repaired, and airflow rates in the building were increased.

In 2004, Senate File 2298 directed DAS to conduct a complete evaluation of the buildings and its systems and develop a recommendation as to whether it should be renovated or demolished, authorizing expenditures of \$230,000. A construction consultant, the Minneapolis, MN office of AMEC E&C Services, was chosen to perform the evaluation in a

## Wallace Building Update

competitive selection process. AMEC completed the study and delivered its evaluation to the DAS in December 2004.

5. **How will building occupancy change during the next two years?** Tenant moves have been on the drawing board for several years. The UHL and IDALS move to the new Ankeny Lab Facility will free up almost 60,000 sq. ft. in February/March, 2005. The DPS move to the Records and Property building will free some 34,000 square feet in late 2005 or early 2006.
6. **Which occupants will remain in the building?** The DNR and IDALS will continue to occupy some 66,000 net square feet of Wallace Building space. Requests for additional space from other prospective tenants indicate that vacated space can be filled.
7. **What is the status of the Wallace Building parking ramp?** Per the AMEC recommendation, DAS closed the upper deck of the parking ramp(except for ADA parking) due to continuing structural deterioration. (AMEC also recommended shoring of the upper ramp deck for short-term safety with ultimate removal.) Of the 104 spaces designed with the building, 64 spaces remain: 44 of 45 spaces on the first floor of the parking ramp, 20 of 50 spaces on the second floor, and 9 in the northwest loading area.
8. **What is the current value of the building?** \$40.3 million replacement value based on an estimated cost of \$176/square foot for 229,000 gross square feet. This does not include site work or interior furniture, fixtures and equipment.

The DAS maintains estimated replacement costs for all buildings on the Capitol Complex and around the state using generic square footage costs for a variety of building types and assuming replacement with a building that will provide equivalent functions but not necessarily an identical building. The recent consultant report estimates construction of a new Class B office building of 250,000 square foot (on the Capitol Complex and including site work) will cost from \$40.5 to \$47.25 million – from \$162 to \$189/square foot. Demolition of the Wallace Building is estimated at \$500,000 to \$1 million.

9. **Is this building covered by insurance?** No, the state is currently self-insured.
10. **What recommendations did the consultant make?** You can link to the complete report at the DAS home page: <http://www.das.iowa.gov>. Based on an objective technical analysis of engineering and architectural issues, the report recommends renovation of the building and states that the building “can and should be used well into the 21st century. Environmental, economic and Capitol Complex office needs all point towards [renovation of the building].  
-- Remodeling offers the best use of capital, will bring the building and systems completely up to date, and provides the most cost effective long-term solution to office demands on the Capitol Complex.”

The consultant also recommended spending \$625,000 to address essential safety and comfort issues if the building is to continue in service for at least two years before major renovation begins. (Some of this work would have a life expectancy of at least 10 years and could be

## Wallace Building Update

used in the long-term renovation plan if that option is selected.) The expenditures would cover:

- Temporary shoring of the upper deck of the parking ramp (although use would not be restored.)
- Changes in the first floor electrical equipment room, including relocation of existing electrical equipment outside the building, to resolve building code issues and provide for easier maintenance.
- Modifications to existing heating, ventilating and air conditioning equipment to improve performance and maintenance accessibility.

**11. What long-term options did the consultant consider?** AMEC considered renovation of the building or demolition of the building and replacement with a new state office building on the Capitol Complex. AMEC engaged international cost estimating consultant Hanscomb Faithful & Gould, to assist with cost planning. Estimates were based on December 2004 prices for a conceptual scope of work, and assume receipt of four or five competitive bids for each phase. Consultants used generally accepted accounting principles to prepare the estimates, for which they estimate an accuracy range of +15 percent to -25 percent.

**12. Describe the renovation option.** Key changes for this option, which has been estimated at \$31.2 million or 25 percent less than new construction are:

- Remove the upper level parking deck, which has deteriorated beyond repair.
- Relocate to the roof major mechanical equipment components from various floors of the building to improve air distribution and provide more office space.
- Eliminate most open atrium spaces by extending the floors to the south and southwest walls of the building; addressing interior temperature, noise, and building code issues and adding useable floor space. Eliminate the water feature on the ground floor.
- Replace deteriorating exterior masonry walls and the failing window wall system while maintaining the overall architectural appearance of the building.
- Construct a new west entrance to the building for better access to the new parking structure west of Pennsylvania Ave.
- Renovate vacated laboratory spaces to office space.
- Renovate all restrooms.
- Replace elevators.
- Refinish all ceilings and floors.

**13. Describe the option for new construction, which includes demolition of the current building.** The existing building would be completely demolished, replaced by a new 250,000 square foot building on the Capitol Complex. A building design has not been developed. The cost estimate of \$40.5 to 47.25 million is based on a conceptual scope of work and conventional construction. (This amount excludes construction contingencies, commissioning and legal fees. It also excludes furniture, fixture and equipment costs, relocation and moving expenses.)

**14. What are the timelines for renovation or for demolition and new construction?** Design work for renovation or new construction should take about one year. Renovation would take up to 18 months, during which building tenants might be relocated for the last 12 months.

## Wallace Building Update

New construction could take up to 30 months. Location of the new building will determine whether or not occupants must be relocated and when demolition takes place.

(Additional detail provided regarding possible options provided on separate document.)

- 15. How are decisions made regarding location of Departments either on or away from the Capitol Complex?** Agencies determine the need for their staff to be centrally located on complex or in leased facilities in the Des Moines area or around the state. If they ask to be located on complex, DAS works to accommodate that request, if possible. If space is not available on complex, DAS works with the agency to find acceptable leased space. Occasionally, DAS needs to move agencies off-complex to temporary leased space (e.g. to allow for building renovation). DAS and the agencies work collaboratively to accomplish this type of move.

# Space Needs at Seat of Government

Revised January 24, 2006

## I. Occupancy/Vacancy Data

### A. Capitol Complex

Capitol Complex Association space consists of 1,210,406 total rentable square feet. The table below represents the allocation of the rentable square footage at the Capitol Complex. Of the 1, 210,406 rentable square feet on complex, only 988 square feet are vacant.

BUILDING	Office	Storage	Rentable Sq. Footage
Capitol	25,102	-	25,102
CCM	7,204	19,050	26,254
Grimes	108,477	4,206	112,683
Hoover	273,305	1,247	274,552
IWD - 150 Des Moines Street	23,442	-	23,442
IWD - 1000 E. GRAND	107,732	-	107,732
Lab Building	175,956	-	175,956
Lucas	220,000	6,002	226,002
New Historical	34,468	-	34,468
Ola Babcock Miller	27,420	-	27,420
**Records & Property	-	-	-
Vehicle Dispatch	6,762	15,995	22,757
Wallace	154,038	-	154,038
<b>Total Rentable Sq. Footage</b>	<b>1,163,906</b>	<b>46,500</b>	<b>1,210,406</b>

\*\* Renovation of the Records and Property building is scheduled to begin this summer and be completed by early 2007. The plan is to move the Department of Public Safety's 2 leased locations and their central office from the Wallace building to the newly renovated Records & Property building.

It is also important to note that square footages allocated to Ceremonial Space are not represented in the table above and are not included in the Association space. Ceremonial Space locations include the following:

- (1) All Legislative, Judicial and Public Areas in the Capitol Building
- (2) Legislative areas in the Ola Babcock Miller Building
- (3) Main Lobbies and Exhibit Space in the State Historical Building
- (4) Monuments on the Capitol Complex Grounds
- (5) The Judicial building is managed by the Judicial Branch

If the Department of Transportation (DOT) constructs a new building in Ankeny; it will be managed by DOT. DOT also intends to retain the 452 square feet assigned to them in the Lucas building that serves as an office space for their legislative liaison.



## Space Needs at Seat of Government

Additionally, we are working with Vocational Rehabilitation to bring the Jessie Parker building into the Association. The table below represents the square footage associated with the Jessie Parker building.

Jessie Parker Bldg.	East Building	North & West Building	South Building	Total Sq. Footage
Lower Level	2,002	3,597	16,124	
1st Floor	6,927	10,114	21,728	
2nd Floor	7,197	13,233	14,530	
Net Sq. Ft.	16,126	26,944	52,382	
Common Area	5,235	11,894	0	
Gross Sq. Ft.	21,361	38,838	52,382	112,581

The South building is currently fully occupied by Vocational Rehabilitation and the North and West buildings will be fully occupied when the Board of Parole and the Department of Corrections are relocated back to the Capitol Complex, eliminating a ½ million dollar lease from the database. We anticipate that relocation to occur sometime in January of 2006. The East building is partially occupied by Public Employment Relations Board and the Ethics and Campaign Disclosure Board. It is our intent to relocate Elder Affairs from leased space to the East building by the end of 2005. The building will then be 100% occupied.

## II. Market Trends

The low cost of financing in today's real estate market, along with an increase in the amount of vacant and available property on the market presents the state with an extraordinary opportunity to own property versus continuing to lease.

The 2005 Greater Des Moines Commercial Real Estate Market Survey indicates that lease rates have trended downward from 2004 for Class A, B, & C buildings. For 2005, the prediction is that lease rates will remain constant and not increase. Lease rates for 2005 are expected to range as follows: Class A buildings will range from \$16.00 to \$24.00 per square foot; Class B buildings will range from \$12.00 to \$15.99 per square foot; and Class C buildings will range from \$8.00 to \$12.99 per square foot. In 2004, the market trend reflected increased owner occupied facilities resulting in high vacancy rates for leased office space. Generally, high vacancy rates result in cost savings in lease rates. The prediction for the office space forecast in 2005 continues to reflect an increase in owner occupied facilities.

# Space Needs at Seat of Government

## III. Capitol Complex Opportunities

### A. Central Lutheran Church

As the State's landlord, we have an obligation to ensure a comprehensive and adequate plan has been developed in the event of a building emergency on complex. With the occupancy rate on the Capitol Complex at nearly 100% and no transition space, the state's only option would be to lease space and pay extensive relocation costs. Purchasing the Central Lutheran Church would allow us greater flexibility in dealing with emergencies in the Capitol Complex Buildings. The square footage of the building was estimated at 25,000 gross square feet.

The environmental assessments identified asbestos in a number of building materials and abatement costs are estimated at approximately \$80,000. These materials will need to be removed if the building is renovated or demolished.

In 2002, Representative Chuck Gipp expressed an interest in buying Central Lutheran Church as a possible daycare center for legislative employees. He asked General Services to investigate costs associated with buying the building and General Services purchased two appraisals and conducted environmental assessments of the property. At about that this same time the new daycare center east of the complex was under construction. Legislative interest was dropped, possibly because of this new facility.

In 2004, DAS sent a letter to representatives of the church giving up the State's right of first refusal on the property. Church representatives, however, again contacted DAS in late 2004 offering to sell the property at \$800,000. DAS has again been contacted by a church representative regarding this property within the last month. DAS representatives toured the facility but have taken no further action at this time.

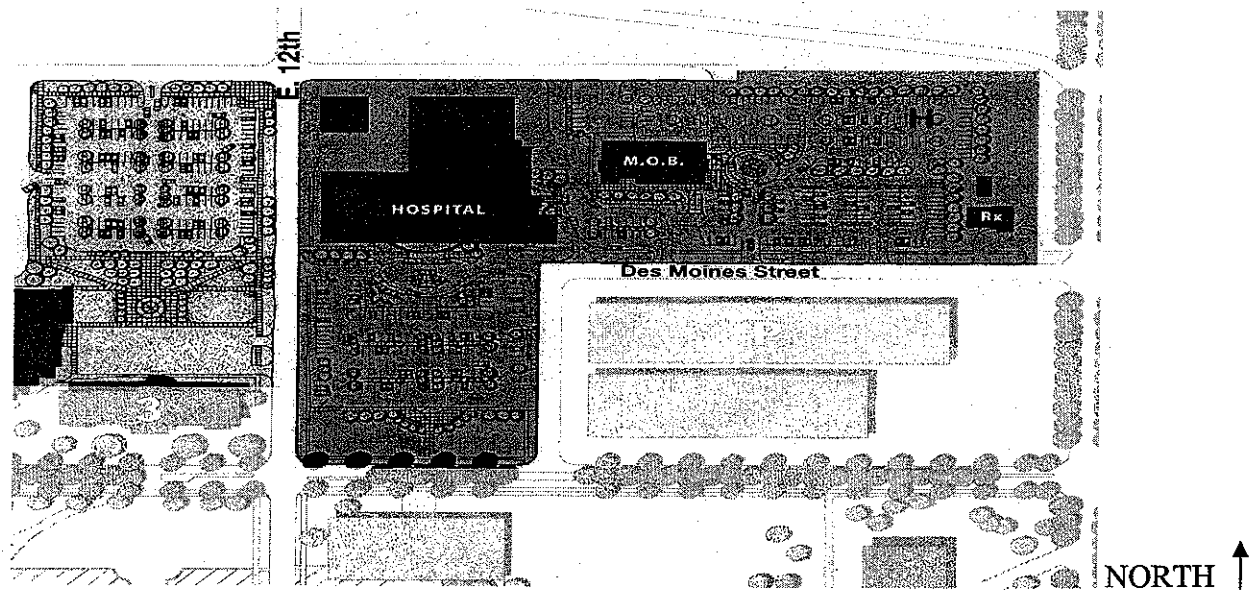
### B. Mercy Capitol

Mercy Capitol, the hospital north of Des Moines Street, approached the State in 2003 about the possibility of trading or swapping parking lots. The proposal was considered as mutually beneficial to both the State and the hospital and the Capitol Planning Commission has recommended that the State further pursue negotiations with the hospital.

Next steps include:

- Reopening discussions with Mercy Capitol
- Considering options for acquisition or leasing of land and/or facilities
- Discuss opportunities with DOM, Board of Regents and Department of Human Services

## Space Needs at Seat of Government



The plan above shows one proposed configuration of Parcel A (Mercy Capitol owned) south of Des Moines Street and Parcel B (State-owned) north of Des Moines Street. This scheme proposes closures of Des Moines Street, removal of Annex structure on Parcel B and removal of east wing of Jessie Parker Building south of Parcel B.

### **C. Other Capitol Complex Opportunities**

The Capitol Planning Commission has also reviewed other projects underway along North Grand Avenue, including preliminary plans for the Jessie Parker Building and proposals for renovation of the Iowa Workforce Development. This discussion prompted a proposal for development of a north loop road between Des Moines Street and I-235 mirroring the loop roads now in place south of the Capitol. The Commission has recommended amending the master plan to incorporate this proposal.

# **RECOMMENDATIONS**



## GOVERNOR'S PROPERTY MANAGEMENT ADVISORY COMMITTEE FINAL RECOMMENDATIONS

November 28, 2005

### WALLACE BUILDING AND MAINTENANCE OF STATE BUILDINGS

The Advisory Committee on Property Management Issues, in completing its work, makes the following recommendations for consideration by Governor Vilsack:

1. Wallace State Office Building:

The Property Advisory Committee recommends that the State vacate and demolish the Wallace State Office Building and construct a new office building at a new site to be determined on property already owned by the State. The construction of the new office building shall occur prior to vacating and demolishing the Wallace Building. The new building should be sized at a minimum of 350,000 gross square feet so that additional space (beyond what is currently available in the Wallace Building) is available to permit relocation, as appropriate, of state employees currently located in leased space at the Seat of Government (Polk County). This recommendation is made subject to the following caveats:

- a. That the State makes a commitment to provide sufficient funds to maintain the new building either through appropriation or by other means.
- b. That the State identifies appropriate leased locations to vacate and move state employees located at those locations into State-owned locations on the Capitol Complex.
- c. The Committee recognizes that elimination of existing lease obligations will reduce lease costs and recommends that these "savings" be redirected to provide a portion of the funds needed to pay for implementation of this recommendation. The Committee further recommends that the State prioritize, and encourage to the greatest extent possible, the elimination of leases based upon the following:
  - i. Those leases that are paid from general fund monies.
  - ii. Those leases that, if eliminated, will not result in a negative impact on the citizens served from such leased location or on the services provided by a state agency to its customers or clientele.
  - iii. A state agency that proposes to remain at a leased location when space is available on the Capitol Complex should be required to establish a valid business case in support of such proposal.

2. Maintenance of State Buildings:

The Property Advisory Committee recommends that the State make a commitment to address routine and major maintenance needs, including the existing backlog of deferred

maintenance projects. The Committee recommends the following actions as a part of that commitment:

a. Insurance:

- i. Explore the cost and benefits of a self-insurance fund for state property with deductibles and maximums.
  - ii. Determine the cost and benefits of purchasing catastrophic insurance to cover losses in excess of the amount that the self-insurance fund could afford to handle.
- b. Develop a Maintenance Manual establishing policies and standards for maintenance of state facilities. (At a minimum, the manual should establish accountability for condition of state buildings, a standard condition level, and a capacity to develop routine preventive maintenance schedules.)
- c. Establish dedicated funding streams for routine/preventive maintenance. This recommendation includes all of the following:
- i. Standing limited appropriation to fund routine maintenance.
  - ii. Specifically for the Capitol Complex, assess an additional \$1 to \$1.50 per square foot fee, as part of the annual Capitol Complex Association fee that state agencies are already paying, specifically for routine maintenance.
  - iii. Adequate funding of annual capital requests for routine maintenance for agencies receiving support through the Vertical Infrastructure Program.
- d. With respect to major/deferred maintenance, do all of the following:
- i. Establish a regular review schedule to reassess each building, such as every three years or five years.
  - ii. Utilize a full life-cycle analysis throughout the planning and construction process for each new capital project or major renovation. Consider (or update) total life-cycle costs of a building for making ongoing maintenance decisions.
  - iii. Establish capital improvement reserve funds
  - iv. Assist each agency that operates a facility with the establishment of a master plan for purposes of managing the reserve funding for capital renewal projects in a manner that takes into account the entire facility and whether a given project is cost effective given the overall condition, age, and functionality of the building.

3. West Capitol Terrace Project:

The Advisory Committee recommends that the State move forward with the West Capitol Terrace Project as follows:

- a. The State fulfills its obligations under the Memorandum of Understanding entered into with the City of Des Moines on October 25, 2001, with respect to this project.
- b. That sufficient funding is provided for the procurement of property necessary to complete the Project as planned. The State should examine all methods of procuring this property to determine the best course of action including direct negotiations with existing owners, use of eminent domain, waiting until such time in the future when the property is offered for sale, and any other appropriate and available means.
- c. That, at a minimum, the State proceeds with the planning of all phases of the project and strives to implement those plans as soon as possible.

4. Carriage House Project:

- a. The Advisory Committee recommends that the State move forward with the Carriage House Project as described in the DAS Funding Application (entitled "Roads to the Capitol") submitted to the Iowa Department of Transportation on October 1, 2005.
- b. The Advisory Committee also recommends that DAS develop a complete life-cycle cost associated with this project (inclusive of all maintenance).

5. Financing Options and Insurance:

- a. In addition to any other financing mechanisms identified in these recommendations, the Advisory Committee recommends that the State consider the use of long-term financing methods to accomplish the projects identified and discussed by the Advisory Committee.
- b. With respect to the construction of new facilities or major improvements to existing facilities, determination of financing method should be based upon the size of the project:
  - i. Create authority in either the Treasurer's office or the Iowa Finance Authority to issue bonds or other appropriate debt instrument for larger projects.
  - ii. Use private financing (e.g., commercial lenders) or existing authority of State Treasurer to enter into lease/purchase arrangements for improvement projects or purchases under \$1 million for smaller projects.
- c. Routine Maintenance:
  - i. Fee should be charged to customer agencies for this purpose. Amounts collected should be deposited into a reserve fund established specifically for this purpose.
  - ii. This fee structure could be modeled on the existing workers' compensation structure or the vehicle risk pool structure.
  - iii. Fee structure should be created in a manner to help defray the all costs associated with the associated space (e.g. routine maintenance, depreciation, etc.).
- d. Pursue public/private grants, federal funding, and possible gifts that could be utilized to construct or maintain state facilities.
- e. Research what authority other states currently have to determine if any such authority could be implemented in Iowa. Develop any necessary legislation for consideration during the upcoming legislative session to authorize an appropriate state agency (to be determined) to enter into agreements for the purchase of property or existing facilities. The intent of this recommendation is to ensure that the state can act swiftly with respect to property acquisition. The issue of appropriate safeguards should be discussed with respect to the proper utilization of such authority.
- f. Insurance. Determine cost applicable to property, casualty and general liability insurance options and then complete cost/benefit analysis to determine if State should procure such insurance.
- g. CAVEAT: Consideration and implementation of any of these financing methods must include identification of an existing or potential source of funding to cover related costs or security requirements. Potential sources of funding include:
  - i. Project rental receipts.
  - ii. Proposed appropriation receipts (e.g. RIIF, General Fund)
  - iii. Proposed receipts from the tobacco bond refinancing program.
  - iv. Projected payments by customer agencies for routine maintenance deposited into reserve funds. (see paragraph "c" above)
  - v. Any proposed grants income.



## Wallace Options

Revised 2/6/2006

Summary of Options				FY2006				FY2007				FY2008				FY2009				FY2010				FY2011				25-Year Total
				1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	Total
Option A																												
Construct New Building (New Site), Vacate & Demolish Wallace																												
350,000 Gross Square Feet				\$	625,000			\$	3,850,000			\$	14,830,000			\$	26,160,000			\$	25,960,000			\$	8,892,100			\$ 126,867,100
																											\$14.50 Per GSF/Year	
Option B																												
Temporarily Vacate Wallace, Renovate & Reoccupy																												
229,000 Gross Square Feet; infill atrium				\$	625,000			\$	8,450,600			\$	22,126,000			\$	16,437,380			\$	1,225,000			\$	1,465,000			\$ 78,163,980
																											\$13.65 Per GSF/Year	
Option C																												
Vacate & Demolish Wallace, Construct New Building (Same Site)																												
350,000 Gross Square Feet				\$	625,000			\$	4,469,500			\$	22,509,600			\$	28,238,000			\$	28,238,000			\$	8,761,600			\$ 139,391,700
																											\$15.93 Per GSF/Year	
Option D																												
Construct New Building (New Site), Vacate & Demolish Wallace																												
250,000 Gross Square Feet				\$	625,000			\$	2,750,000			\$	10,650,000			\$	18,800,000			\$	18,600,000			\$	6,566,000			\$ 91,241,000
																											\$14.60 Per GSF/Year	
Option E																												
Vacate & Demolish Wallace, Construct New Building (Same Site)																												
250,000 Gross Square Feet				\$	625,000			\$	3,369,500			\$	18,329,600			\$	20,878,000			\$	20,878,000			\$	6,435,500			\$ 103,765,600
																											\$16.60 Per GSF/Year	
Option F																												
Vacate & Demolish Wallace, Buy Existing Building																												
200,000 Gross Square Feet				\$	625,000			\$	20,250,000			\$	10,491,000			\$	1,187,500			\$	1,250,000			\$	1,250,000			\$ 58,803,500
																											\$11.76 Per GSF/Year	
Option G																												
Temporarily Vacate Wallace, Renovate & Reoccupy																												
229,000 Gross Square Feet; no infill				\$	625,000			\$	8,391,400			\$	21,618,267			\$	15,975,273			\$	1,222,950			\$	1,456,800			\$ 76,968,890
																											\$13.44 Per GSF/Year	
Option H																												
Temporarily Vacate Wallace, Renovate & Reoccupy																												
320,000 Gross Square Feet				\$	625,000			\$	10,220,000			\$	32,971,467			\$	23,315,123			\$	1,726,635			\$	2,106,540			\$ 110,989,025
																											\$13.87 Per GSF/Year	
Option I																												
Lease/Purchase Existing Building (Off-Complex), Vacate & Demolish Wallace																												
200,000 Gross Square Feet (Class B)				\$	625,000			\$	1,968,245			\$	9,052,491			\$	4,186,491			\$	4,186,491			\$	4,186,491			\$ 93,470,812
																											\$18.69 Per GSF/Year	

## Wallace Options

Revised 2/6/2006

Option A		FY2006				FY2007				FY2008				FY2009				FY2010				FY2011				25-Year Total
Construct New Building (New Site), Vacate & Demolish Wallace		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
350,000 Gross Square Feet																										
Gross Square Feet																										
Net Square Feet																										
Number of Occupants																										
Summary of Construction/Renovation Costs:																										
New Construction																										
Design Services																										
Total Construction Cost																										
Construction/Renovation \$ per GSF																										
Construction/Renovation \$ per Occupant																										
Design Short Term Wallace Renovation																										
3 months																										
\$																										
Renovate Wallace (Short Term—2 years)																										
3 months																										
\$																										
Design New Building (350,000 sf)																										
18 months																										
\$																										
Construct New Building (350,000 sf)																										
30 months																										
\$																										
Routine Maintenance for Wallace for 2 years																										
24 months																										
\$																										
Furniture, Fixtures and Equipment																										
3 months																										
\$																										
Relocate from Wallace to New Building																										
4 months																										
\$																										
Design Demolition of Wallace																										
3 months																										
\$																										
Demolish Wallace																										
3 months																										
\$																										
Annual Operations and Maintenance (Est. at \$5/GSF)																										
Ongoing																										
\$																										
Annual Routine Maintenance (1% of Replacement)																										
Ongoing																										
\$																										
\$																										
Cost per Square Foot per Year:																										

### Wallace Options

Revised 2/6/2006

Option B		FY2006	FY2007	FY2008	FY2009	FY2010	FY2011	25-Year Total
Temporarily Vacate Wallace, Renovate & Reoccupy		1Q 2Q 3Q 4Q	1Q 2Q 3Q 4Q	1Q 2Q 3Q 4Q	1Q 2Q 3Q 4Q	1Q 2Q 3Q 4Q	1Q 2Q 3Q 4Q	
229,000 Gross Square Feet; infill atrium								
Gross Square Feet	229,000							
Net Square Feet	180,825							
Number of Occupants	822							
Summary of Construction/Renovation Costs:								
Renovation	\$28,000,000							
Atrium Infill	\$800,000							
Design Services	\$3,200,000							
Total Renovation Cost	\$32,000,000							
Construction/Renovation \$ per GSF	\$140							
Construction/Renovation \$ per Occupant	\$38,933							
Design Short Term Wallace Renovation:	3 months							
	\$	62,500						\$ 62,500
Renovate Wallace (Short Term--2 years)	3 months							
	\$	562,500						\$ 562,500
Design Complete Renovation (229,000 sf)	12 months							
			\$ 2,560,000	\$ 448,000	\$ 192,000			\$ 3,200,000
Renovate Wallace (Complete--229,000 sf)	18 months							
				\$ 19,200,000	\$ 9,600,000			\$ 28,800,000
Temporary Lease/Tenant Improvements	6 months							
			\$ 3,823,600					\$ 3,823,600
Relocate from Wallace to Leased Facility	3 months							
			\$ 828,000					\$ 828,000
Occupy Leased Facility	27 months							
			\$ 1,239,000	\$ 2,478,000	\$ 1,858,500			\$ 5,575,500
Furniture, Fixtures and Equipment								
					\$ 4,288,130			\$ 4,288,130
Relocate from Leased Facility to Wallace	3 months							
					\$ 212,500			\$ 212,500
Annual Operations and Maintenance (Est. at \$5/GSF)	Ongoing							
					\$ 286,250	\$ 1,145,000	\$ 1,145,000	\$ 24,331,250
Annual Routine Maintenance (1% of Replacement)	Ongoing							
						\$ 80,000	\$ 320,000	\$ 6,480,000
		\$ 625,000	\$ 8,450,600	\$ 22,126,000	\$ 16,437,380	\$ 1,225,000	\$ 1,465,000	\$ 78,163,980
						Cost per Square Foot per Year:		\$ 13.65

### Wallace Options

Revised 2/6/2006

[illegible]

## Wallace Options

Revised 2/6/2006

Option D		FY2006				FY2007				FY2008				FY2009				FY2010				FY2011				25-Year Total
Construct New Building (New Site), Vacate & Demolish Wallace		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
	250,000 Gross Square Feet																									
	Gross Square Feet																									
	Net Square Feet																									
	Number of Occupants																									
	Summary of Construction/Renovation Costs:																									
	New Construction																									
	Design Services																									
	Total Construction Cost																									
	Construction/Renovation \$ per GSF																									
	Construction/Renovation \$ per Occupant																									
Design Short Term Wallace Renovation	3 months																									

### Wallace Options

Revised 2/6/2006

[illegible]

## Wallace Options

Revised 2/6/2006

Option F			FY2006				FY2007				FY2008				FY2009				FY2010				FY2011				25-Year Total
Vacate & Demolish Wallace, Buy Existing Building			1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
	200,000 Gross Square Feet:																										
	Gross Square Feet	200,000																									
	Net Square Feet	150,000																									
	Number of Occupants	682																									
	Summary of Construction/Renovation Costs:																										
	Purchase Price	\$15,000,000																									
	Building + Tenant Improvements	\$9,500,000																									
	Design Services	\$500,000																									
	Purchase Price + Improvements	\$25,000,000																									
	Construction/Renovation \$ per GSF	\$125																									
	Construction/Renovation \$ per Occupant	\$36,667																									
	Design Short Term Wallace Renovation	3 months																									
		\$			62,500																						\$ 62,500
	Renovate Wallace (Short Term--2 years)	3 months																									
		\$			562,500																						\$ 562,500
	Locate Building & Negotiate Purchase	6 months																									
																											\$ 15,000,000
	Design Building Improvements	3 months																									\$ 500,000
																											\$ 500,000
	Building and Improvements	6 months																									\$ 9,500,000
																											\$ 9,500,000
	Furniture, Fixtures and Equipment	3 months																									\$ 4,065,000
																											\$ 4,065,000
	Relocate from Wallace to Existing Building	3 months																									\$ 176,000
																											\$ 176,000
	Design Demolition of Wallace	3 months																									\$ 37,500
																											\$ 37,500
	Demolish Wallace	3 months																									\$ 712,500
																											\$ 712,500
	Annual Operations and Maintenance (Est. at \$5/GSF)	Ongoing																									
																											\$ 22,750,000
	Annual Routine Maintenance (1% cf Replacement)	Ongoing																									\$ 5,437,500
																											\$ 58,803,500
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																											\$ 58,803,500
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### Wallace Options

Revised 2/6/2006

Option G		FY2006	FY2007	FY2008	FY2009	FY2010	FY2011	25-Year Total
Temporarily Vacate Wallace, Renovate & Reoccupy		1Q 2Q 3Q 4Q	1Q 2Q 3Q 4Q	1Q 2Q 3Q 4Q	1Q 2Q 3Q 4Q	1Q 2Q 3Q 4Q	1Q 2Q 3Q 4Q	
229,000 Gross Square Feet; no infill								
Gross Square Feet	229,000							
Net Square Feet	159,230							
Number of Occupants	724							
Summary of Construction/Renovation Costs:								
Renovation Cost	\$28,854,000							
Less Infill Costs	-\$800,000							
Design Services	\$3,126,000							
Total Renovation Cost	\$31,180,000							
Construction/Renovation \$ per GSF	\$136							
Construction/Renovation \$ per Occupant	\$43,080							
Design Short Term Walllace Renovation	3 months							
	\$	62,500						\$ 62,500
Renovate Wallace (Short Term--2 years)	3 months							
	\$	562,500						\$ 562,500
Design Complete Renovation (229,000 sf)	12 months							
			\$ 2,500,800	\$ 437,600	\$ 187,600			\$ 3,126,000
Renovate Wallace (Complete--229,000 sf)	18 months							
				\$ 18,702,667	\$ 9,351,333			\$ 28,054,000
Temporary Lease/Tenant Improvements	6 months							
			\$ 3,823,600					\$ 3,823,600
Relocate from Wallace to Leased Facility	3 months							
			\$ 828,000					\$ 828,000
Occupy Leased Facility	27 months							
			\$ 1,239,000	\$ 2,478,000	\$ 1,858,500			\$ 5,575,500
Furniture, Fixtures and Equipment								
					\$ 4,089,690			\$ 4,089,690
Relocate from Leased Facility to Wallace	3 months							
					\$ 201,900			\$ 201,900
Annual Operations and Maintenance (Est. at \$5/GSF)	Ongoing							
					\$ 286,250	\$ 1,145,000	\$ 1,145,000	\$ 24,331,250
Annual Routine Maintenance (1% of Replacement)	Ongoing							
						\$ 77,950	\$ 311,800	\$ 6,313,950
		\$ 625,000	\$ 8,391,400	\$ 21,618,267	\$ 15,975,273	\$ 1,222,950	\$ 1,456,800	\$ 76,968,890
						Cost per Square Foot per Year:		\$ 13.44

## Wallace Options

Revised 2/6/2006

Option H		FY2006				FY2007				FY2008				FY2009				FY2010				FY2011				25-Year Total	
Temporarily Vacate Wallace, Renovate & Reoccupy		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q		
	320,000 Gross Square Feet																										
	Gross Square Feet (229,000 Existing Gross Square Feet; no infill; 91,000 Gross Square Foot Addition to North)																										
	320,000																										
	Net Square Feet																										
	227,480																										
	Number of Occupants																										
	1,034																										
	Summary of Construction/Renovation Costs:																										
	Renovation + Addition Cost																										
	\$45,234,000																										
	Less Infill Costs																										
	-\$800,000																										
	Design Services																										
	\$6,220,000																										
	Total Renovation + Addition Cost																										
	\$50,654,000																										
	Construction/Renovation \$ per GSF																										
	\$158																										
	Construction/Renovation \$ per Occupant																										
	\$48,988																										
Design Short Term Wallace Renovation	3 months																										
		\$		62,500																							
Renovate Wallace (Short Term--2 years)	3 months																										
		\$		562,500																							
Design Complete Renovation (229,000 sf plus 91,000 s	12 months																										
Renovate Wallace (Complete--229,000 sf)	18 months																										
Negotiate Lease/Tenant Improvements	6 months																										
Relocate from Wallace to Leased Facility	3 months																										
Occupy Leased Facility	27 months																										
Furniture, Fixtures and Equipment																											
Relocate from Leased Facility to Wallace	3 months																										
Annual Operations and Maintenance (Est. at \$5/GSF)	Ongoing																										
Annual Routine Maintenance (1% of Replacement)	Ongoing																										

### Wallace Options

Revised 2/6/2006

[illegible]

# **WEST CAPITOL TERRACE**



Iowa Department of  
Administrative Services

Director's Office

Thomas J. Vilsack, Governor  
Sally J. Pederson, Lt. Governor

Mollie K. Anderson, Director

## Frequently Asked Questions The West Capitol Terrace Project

**Q1: What is the West Capitol Terrace Project?**

A1: The West Capitol Terrace Project is an initiative to redesign the space west of the Capitol Building from parking lots into a park-like public sanctuary in which people can picnic, walk, contemplate, gather and meet.

**Q2: Where is the location?**

A2: The project site is the space bordered by Grand Avenue on the North, Walnut Street on the South, Pennsylvania Avenue and East 7<sup>th</sup> Street on the West, and Finkbine Drive on the East. This area comprises approximately 10.0 acres of land.

**Q3: What is currently located there?**

A3: The site is now the location of three on-grade asphalt parking lots (Parking Lots 7, 8 and 8A) with traffic control gates, pipe and chain bollards, and shoe-box style light fixtures that contrast sharply with the elegance and beauty of the Capitol Building and its grounds. All three of these parking lots were built as temporary constructions in the 1970s to provide for parking needs of nearby state facilities.

**Q4: Where will state employees and visitors to the Capitol Complex park if these lots are removed?**

A4: In February of 2003 a seven-level parking facility was opened on the northwest corner of East Grand and Pennsylvania Avenues. With over 800 parking stalls, it is intended to replace Lots 7, 8 and 8A when they are removed. A complete map of all parking options on the Capitol Complex can be found online at <http://das.gse.iowa.gov/images/parking3.pdf>.

**Q5: What are the project goals of the West Capitol Terrace Project?**

A5: The goals are:

- Use the established Capitol Complex Master Plan as the guide for the site design;
- Protect the views from the Capitol to the City of Des Moines, and views from the City to the Capitol;
- Recognize this project in the context of the City's overall Gateway East planning efforts;
- Provide space for public events;
- Provide space for public art; and
- Create a clear and integrated transition from the red brick construction of the East Village to the Capitol Complex.

**Q6: What are the guidelines for this project?**

A6: The guidelines are:

- Consider sustainable design guidelines on this project;
- The space should be designed so that it does not invite activities that would damage the site improvements;
- The Records & Property Building (currently under renovation) will remain in its current location (corner of East 7th Street and Court Avenue);

Updated February 2006

- Pedestrian access from Pennsylvania Avenue to Finkbine Drive will conform to the “Americans with Disabilities Act Accessibility Guidelines”; and
- Dedicated trees need to be identified and protected or relocated when acceptable.

**Q7: What is the initial design concept and who has been hired to design this project?**

A7: The design team of Brian Clark and Associates, in association with Jeffrey Morgan Architecture Studio, Bishop Engineering and Seneca Environmental Services, has been retained to document the existing condition of the West Capitol Terrace site and develop a design to reflect the goals and ideas identified in the Capitol Complex Master Plan.

The preliminary design plan consists of Entrance and Central Plazas that begin at Locust Street with a large map of Iowa oriented true north, tying in the county information in the sidewalks of East Locust Street leading to the Capitol. In the plaza leading up to the Capitol there are benches and fountains, and room for public events. Outside of the paved central path are a series of terraced gardens. Plants in the gardens will frame the views from the Capitol and the city, and educate visitors about the native plants of Iowa and plants that are traditionally used to decorate our homes.

**Q8: How will the project be funded?**

A8: The Governor has requested an FY2007 appropriation of \$2.3 million to complete Phase I of the West Capitol Terrace Project. (Phase I primarily constitutes removal of the existing parking lots and construction of the Central Plaza, while Phases II and III are the Entrance Plaza – located at East 7<sup>th</sup> Street and East Locust Avenue – and the outlying gardens and park areas.) In addition, the Department of Administrative Services and the City of Des Moines are exploring funding through the private Bloch Foundation, which provides funding for Cancer Survivors’ parks or plazas in major cities throughout the U.S. This concept could be incorporated into the West Capitol Terrace.

**Q9: Why is this project important for the Capitol Complex, the City of Des Moines, and the State?**

A9: The Capitol Building is one of the most recognizable landmarks in the State of Iowa. Every year approximately 100,000 people visit this “Great Place” in our capital city. The City of Des Moines formally recognized the importance of the Capitol Building to the make-up of the cityscape in a Memorandum of Understanding signed between the City and the Department of General Services (now the Department of Administrative Services) in October 2001. Among other provisions, the MOU includes an agreement to improve the appearance of the west lawn of the Capitol Building by removing or modifying the surface parking lots west of Finkbine Drive. The West Capitol Terrace Project is the fulfillment of this agreement in a way that can be appreciated by all visitors to the Capitol Building, as well as the businesses of and visitors to the East Village and the entire City of Des Moines.

Visually, the West Capitol Terrace will provide a beautiful entrance from the west to our State’s grandest building, as well as a link between the East Village and the Capitol Complex. For pedestrians, this renovation will provide, for the first time, a clear walkway from downtown Des Moines to the seat of our state’s government. For citizens, this will be a public space open to all – expanding on and encouraging the idea of bringing people closer to the legislative process by bringing them closer to the building where that process takes place.

**Q10: What is the current status of this project?**

A10: The Governor’s request for funding of the West Capitol Terrace Project is now before the Transportation, Infrastructure, and Capitals Appropriations Subcommittee (list of members and meetings: <http://www3.legis.state.ia.us/ga/committee.do?id=40>). Citizens interested in seeing this project move forward are encouraged to contact their legislators and voice their support.

Updated February 2006

2001

## MEMORANDUM OF UNDERSTANDING

The Director of the Iowa Department of General Services (the "Department") and the City Manager of the City of Des Moines, Iowa, (the "City") hereby acknowledge their agreement to pursue their shared goals and the actions upon the schedule identified below.

### Statement of Shared Goals:

The Iowa Legislature has expressed its interest in the appearance of the Capitol Building by the enactment in 1999 of Iowa Code §414.1(2), which specifically authorizes the City of Des Moines to regulate and restrict the height and size of buildings and other structures for the purpose of preserving the dominance of the dome of the Capitol Building and the view of the Capitol Building from prominent public viewing points.

The Department and the City share the goal of preserving the dominance of the dome of the Capitol Building and the view of the Capitol Building from prominent public viewing points, and improving the appearance of the west lawn of the Capitol Building by removing or modifying the surface parking lot west of Finkbine Street in a manner compatible with the planned streetscape improvements to E. Locust Street as identified in the *Capitol Gateway East Master Plan* adopted by City and the *Iowa Capitol Complex Master Plan* developed by the Department.

The Department and City desire to continue their cooperative efforts on the design and construction of improvements to the west lawn area and to the E. Locust Street streetscape.

By this Memorandum of Understanding the City and the Department intend to memorialize their mutual understanding regarding the steps each will take to achieve the shared goals set forth above.

### Schedule of Anticipated Actions:

The City and Department agree to pursue the following steps to improve the area west of the Capitol Building and to preserve the dominance and views of the Capitol Building. It is expected that each step will be taken in the order listed below, and that all prior steps will be substantially completed before the next step is undertaken.

#### Step 1 - Initial City Actions.

- A. The City shall promptly undertake to amend the Metro Center Urban Renewal Plan for the City of Des Moines to:
  - i) Establish a Capitol View Dominance District consisting of the area generally bounded by the MacVicar Freeway (Interstate 235) on the north,



- E. 14th Street on the east, the railroad tracks south of Court Avenue on the south and the east bank of the Des Moines River on the west and as further described in Exhibit A;
- ii) Establish height or elevation limitations within the Capitol View Dominance District which preserve the dominance of the Capitol Building and the view of the Capitol Building from prominent public viewing points; and,
  - iii) Prohibit city assistance to any project which will result in the construction of a building or other structure which exceeds such height or elevation limitations.
- B. By March 1, 2002, the City of Des Moines shall undertake to amend its Zoning Ordinance to impose a 75 foot height limitation upon the existing zoning within the Capitol View Dominance District described above.

**Step 2 - Initial State Actions.**

- A. The Department shall seek legislation during the 2002 legislative session appropriating funds for professional design services to design the improvements to the west lawn of the Capitol Building and shall thereafter proceed with the design of such improvements.
- B. The Department shall seek legislation during the 2003 legislative session appropriating funds for the construction of the improvements to the west lawn of the Capitol Building.

**Step 3 - City Zoning Action.**

Upon passage of legislation appropriating funds for the construction of the improvements to the west lawn of the Capitol Building, the City shall undertake to amend its Zoning Ordinance to preserve the dominance of the Capitol Building within the geographic area of the Capitol View Dominance District described above, and to preserve the View Corridors between the Capitol Building and the Iowa Events Center, Sec Taylor Stadium, E. Locust Street west of the Capitol Building, and other prominent public viewing points identified on Exhibit B. The dominance of the Capitol Building may be preserved by rezoning the Capitol View Dominance District to a district such as the "C-3R" Central Business District Mixed Residential District which has a seventy-five (75) foot height limitation, or by overlaying a seventy-five (75) foot height limitation upon the existing zoning. The View Corridors shall be protected by imposing an additional height limitation prohibiting any encroachment within such View Corridors, provided however, it is understood that the City is not expected to impose any height limitation upon privately owned property more restrictive than thirty-five (35) feet. The City shall be considered to have successfully completed this step if the City Council of City has given final reading to an ordinance containing the required amendments to the Zoning Ordinance, and has directed the City Clerk to withhold publication of the Ordinance until the State has let a contract for the construction of the planned improvements to the West Lawn Area.

Step 4 - Final State Action:

The Department will undertake the construction of the planned improvements to the west lawn. It is anticipated that construction will be commenced by the fall of 2003 and be completed by the summer of 2004.

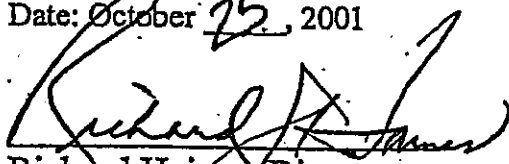
Step 5 - Final City Action:

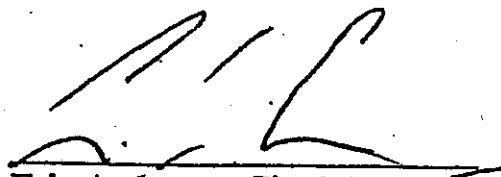
Upon the letting of a contract by the Department for the improvements to the west lawn as described above, the City shall cause the ordinance described in Step 3 to be published, and shall enforce the ordinance through its normal zoning enforcement procedures.

Although the design of the planned improvements to the west lawn area of the Capitol Building is still under consideration, the parties expect that such improvements shall include the removal or substantial reduction in size of the existing surface parking lot between Finkbine and E. 7th Streets in accordance with a design developed by the Department in consultation with the City which is consistent with shared goals of the parties.

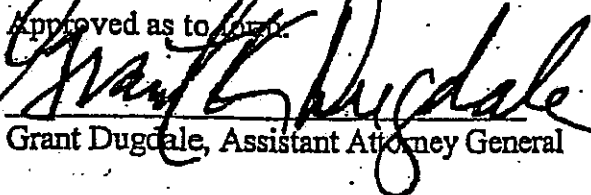
The Department and City hereby pledge to continue their cooperation in the planning and implementation of improvements to the Capitol Building grounds and to the E. Locust Street and Capitol Gateway East areas.

Date: October 25, 2001

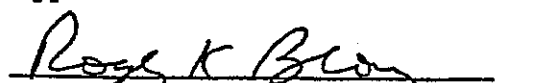
  
Richard Haines, Director  
Iowa Department of General Services

  
Eric Anderson, City Manager  
City of Des Moines, Iowa

Approved as to form:

  
Grant Dugdale, Assistant Attorney General

Approved as to form:

  
Roger K. Brown, Assistant City Attorney

## 1.0 EXECUTIVE SUMMARY

### *Project Overview*

The West Capitol Terrace is identified by the 2000 Iowa Capitol Complex Master Plan<sup>1</sup> as "the forecourt across which the Capitol Building is viewed from downtown Des Moines..."<sup>1</sup> The Master Plan visualizes this space designed for public celebrations and gatherings, a space for private respite and relaxation, and a welcoming presence for visitors coming into the Capitol Grounds. It should serve as a physical link between the State and City of Des Moines and symbolic link between the state government and the citizens of Iowa.

Unfortunately, the needs of vehicular traffic and parking have invaded this space. The site is now the location of on-grade asphalt parking lots with traffic control gates, pipe and chain bollards, and shoe-box style light fixtures that contrasts sharply with the elegance and beauty of the Capitol Building and its grounds.

In 2002, The Iowa Department of General Services retained the design team of Brian Clark and Associates, in association with Jeffrey Morgan Architecture Studio, Bishop Engineering and Seneca Environmental Services to document the existing condition of the West Capitol Terrace and develop a design to reflect the goals and ideas identified in the Master Plan. The contents of this report outline the design development process, document the decisions made during that process, and provide a clear benchmark from which to launch the development of construction documents and build the project when funds are allocated.

### *Project Goals*

Prior to any design work, the design team and steering committee laid a foundation of design objectives and constraints to direct the design process.

The objectives:

- Use the established Master Plan as the guide for the site design.
- Protect the views from the Capitol to the City of Des Moines, and views from the City to the Capitol.
- Recognize this project in the context of the overall Gateway planning efforts.

- Provide space for public events.
- Provide spaces for public art.
- Create a clear and integrated transition from the red brick construction of the East Village to the Capitol Complex.
- Propose a resolution to the intersection of East 7<sup>th</sup> Street and East Locust Street.
- Sustainable design guidelines shall be considered on this project.

The constraints:

- Parking should not be visible from the intersection of East Locust Street and East 5<sup>th</sup> Street.
- The space should be designed so that it does not invite activities that would damage the site improvements.
- The Records Building will remain in its current location.
- Pedestrian access from Pennsylvania Avenue to Finkbine Drive will conform to the Americans with Disabilities Act.
- Dedicated trees need to be identified and protected or relocated when acceptable.
- The DGS requested 2003 appropriation on this project is \$1.4 million, total project cost. (2003 dollars)

## 2.0 EXISTING CONDITIONS

### *Location*

The project site is the space bounded by Grand Avenue on the North, Walnut Street on the South, Pennsylvania and East 7<sup>th</sup> Street on the West, and Finkbine Drive on the East, comprising an area of land approximately 10.0 acres. (See Appendix 7.1.1 – 7.1.4 for existing site photos)

### *Landmarks*

Asphalt Parking Lots 8, 8A, and 7 are located in the site, with access to Lot 8 from Pennsylvania Avenue and Finkbine Drive. Parking Lot 8A is accessed from Pennsylvania Avenue, and Lot 7 from Finkbine drive. All three of these parking lots were built as temporary construction in the 1970's to provide for the parking needs of nearby state facilities. The parking garage on the

northwest corner of Grand Avenue and Pennsylvania Avenue completed in 2003 is intended to replace the parking stalls lost when Lots 8, 8A, and 7 are removed. Buildings surrounding the site are the Wallace Building to the north, the Capitol Building to the east, the Iowa State Historical Building and Iowa State Bank to the west. Three privately held buildings and the Vehicle Dispatch building and parking are located the project site on the west end. Open green space, memorial trees, and the Trees Forever Memorial Grove dominate the south side of the site.

### **Topography**

The West Terrace site generally slopes from a high point at the NE corner at Grand Avenue and Finkbine to the SW corner of Walnut and East 7<sup>th</sup> Street. An earth table resides on the NW corner of the site, marking the location of an elementary school that has been demolished. Rain events have caused problems in the past due to the site's topography and the layout of the existing parking lots. The parking lots act as a giant funnel and collect all the water and concentrate it toward the intersection of Pennsylvania Avenue and East Locust Street. Three area intakes located at the entrance to the parking lot do not have enough open area to accommodate all the water, and as a result, flooding into the intersection occurs.

### **Utilities**

Site utilities include electrical lines to provide power to the light fixtures on the site, an abandoned 8" water line, and a combined 18" sanitary/storm sewer that serves the Capitol Building storm drains, air conditioning, and sanitary service. The abandoned water line and combination sewer are located near the centerline of the Capitol Complex, and run east to west. Several storm intakes and accompanying storm lines are located in the parking entrance curbs on the west side of the site at the East Locust Street and Pennsylvania Avenue intersection.

### **Vehicular Circulation**

The existing condition of the project site is oriented toward vehicular circulation and parking. Access to Parking Lot 7, which serves visitors to the Capitol Building, is from Finkbine Drive. State employees are assigned spaces in Parking Lot 8, which can be accessed in two locations along Finkbine Drive, on the west through an alley traveling between the Vehicle Dispatch and the Trees Forever Grove from East Walnut or from Pennsylvania Avenue. Parking Lot 8A, which serves the State Historical Building, can only be accessed from Pennsylvania Avenue.

Pennsylvania Avenue is three lanes of one-way traffic traveling to the north toward the McVicar Freeway. East Locust Street is also a one-way street, east bound, with two lanes feeding into Pennsylvania Avenue to the north and one lane feeding East 7<sup>th</sup> Street to the south. Grand Avenue is a heavily traveled four-lane road with eastbound and westbound traffic on the north side of the site. Finkbine Drive is a two way street connecting East Walnut Street and Grand Avenue to the east of the site. Buses bringing children to visit the Capitol queue up and park in the bus lane along the eastern side of Finkbine Drive. Walnut Street is a one-way street westbound on the south side of the site. And finally, East 7<sup>th</sup> Street is a north and southbound street on the west side of the site between East Locust Street and Walnut Street.

### ***Pedestrian Circulation***

The West Capitol Terrace has been designed almost exclusively for the automobile. There are no sidewalks or clear pedestrian paths from the parking lots to sidewalks that enclose the site boundary. Most remarkably, there are no clear pedestrian connections that will allow a person walking from the East Village of Des Moines to come directly up to the Capitol Building without navigating through a sea of parked vehicles. The only clear pedestrian paths that have been articulated on site are the sidewalks that have been built parallel to the streets surrounding the site.

The streets that define the site also act as barriers to pedestrian traffic trying to cross them. Crosswalks at the Pennsylvania Avenue and Finkbine intersections of Grand Avenue provide safe areas for crossing to the north or south, but are intimidating in their length and the time allotted for crossing. Vehicles traveling on East Locust Street tend to move at higher speeds in order to make the transition to the steep slope (10%) on Pennsylvania Avenue between East Locust and Grand Avenue. This situation places the pedestrian in danger of being struck by a vehicle as they try to cross Pennsylvania Avenue or East Locust Street. This dangerous situation has been tempered with the recent addition of traffic control signals. No clear pedestrian crossings exist at the junction of the existing Capitol Terrace and Finkbine Drive, or at its intersection with East Walnut Street. No sidewalk is present to handle loading and off-loading of buses queuing up along the east side of Finkbine Drive, and crossings at East Walnut and East 7<sup>th</sup> Street are not clearly marked.

## West Capitol Terrace – the Design

*prepared by brian clark and associates*

*October 2005*

When complete, the West Capitol Terrace will be a public sanctuary in which to picnic, walk, contemplate, gather, and demonstrate. The design is a series of individual elements tied together by consistent use of materials and the repetition and dimensions of the pedestrian path from downtown Des Moines to the Capitol.

Visitors first experience the Entrance Plaza, which is surrounded on the north and south by a series of stepped seat walls that act as vertical elements to define the space. At the top and center of these stepped walls resides a tall vertical structure, which clearly defines the front entrance into the Capitol Complex and recalls the columns on the Capitol Building. This spacious plaza could allow for vendors to sell food or souvenirs from mobile carts. A large map of Iowa, oriented true north dominates the center of this space and ties the county seat information in the sidewalks of East Locust Street to the Capitol.

The Central Plaza is intended for small to medium sized public gatherings. When the space is not full of people, it will be animated by a potential large fountain centered in the middle of the plaza with flags flanking the space to the north and south. When the space is needed for events or demonstrations, the fountain can be turned off and the whole space used without interruptions by projecting fountains nozzles and other utilities.

On the east end of the mall, facing the Capitol Building, a large, level, open plaza space acts as an events stage for large public events such as concerts or demonstrations.

At any point in the mall, one can wander off the paved path and into a series of terraced gardens. Plants in the gardens will frame the views from the Capitol and city, educate visitors about the native plants of Iowa and plants that are traditionally used to decorate our homes.







Not to Scale

# State Capitol - West Terrace Master Plan

State of Iowa - Department of General Services

prepared by brian clark and associates

October 2005



## The Design

Other examples of the State Capitol Plaza will be a public building, an art gallery, a museum, a park, and a marketplace. This design is a series of interconnected spaces that will be a public use of the space and the landscape and the design of the landscape will be a series of interconnected spaces.

Visitors will experience the Capitol Plaza, which is surrounded on the north and south by a series of landscaped walkways and a series of public spaces. The design will be a series of interconnected spaces that will be a public use of the space and the landscape and the design of the landscape will be a series of interconnected spaces.

The design will be a series of interconnected spaces that will be a public use of the space and the landscape and the design of the landscape will be a series of interconnected spaces. The design will be a series of interconnected spaces that will be a public use of the space and the landscape and the design of the landscape will be a series of interconnected spaces.

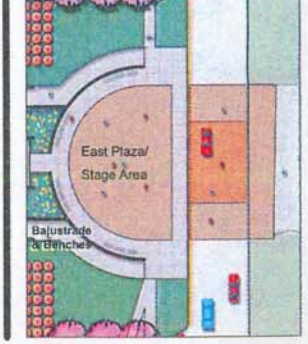
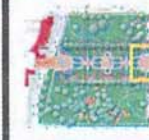
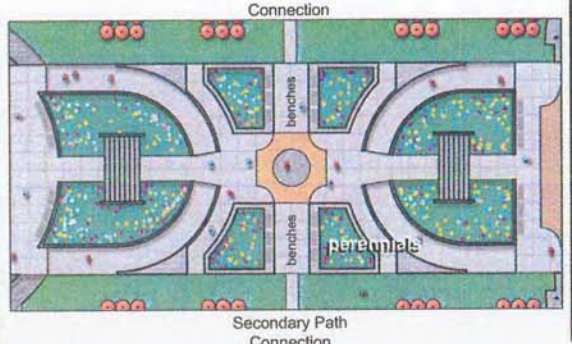
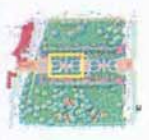
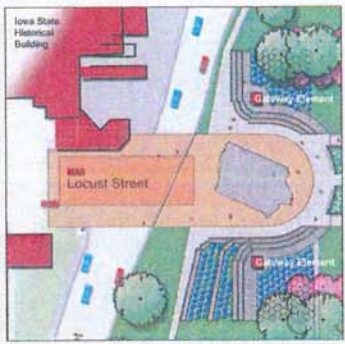
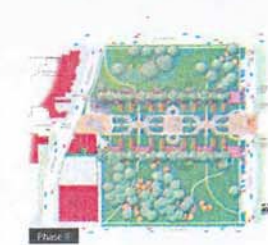
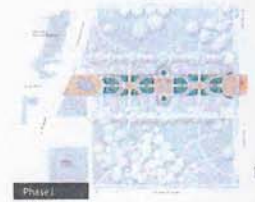
On the east end of the plaza, the Capitol Building, a large, modern building with a series of public spaces. The design will be a series of interconnected spaces that will be a public use of the space and the landscape and the design of the landscape will be a series of interconnected spaces.

As an part of the plan, the Capitol Plaza will be a series of interconnected spaces that will be a public use of the space and the landscape and the design of the landscape will be a series of interconnected spaces. The design will be a series of interconnected spaces that will be a public use of the space and the landscape and the design of the landscape will be a series of interconnected spaces.



## Fundable Items

Foundation	Quantity: 1	Price per item: \$100,000 ea.
State of Iowa Map	Quantity: 1	Price per item: \$50,000 ea.
Entry Columns	Quantity: 1	Price per item: \$10,000 ea.
Walkways	Quantity: 1	Price per item: \$10,000 ea.
1000 Square Feet Sections of	Quantity: 10	Price per item: \$10,000 ea.
Terraced Garden Spaces	Quantity: 1	Price per item: \$10,000 ea.
Flag Poles	Quantity: 1	Price per item: \$10,000 ea.
Perennial Gardens	Quantity: 12	Price per item: \$4,000 ea.
Benches	Quantity: 10	Price per item: \$1,000 ea.
Statues	Quantity: 1	Price per item: \$10,000 ea.
Ornamental Trees	Quantity: 1	Price per item: \$200 ea.
University Trees	Quantity: 1	Price per item: \$200 ea.



# State Capitol - West Terrace Master Plan

State of Iowa - Department of General Services

prepared by brian clark and associates

October 2005

October 8, 2005

Section: Main News

Page: 1A

### **\$1 million gift could lift Gateway**

*Clayworth Jason, Staff*

The downtown development could cost less to taxpayers if a cancer survivor park is approved.

**By JASON CLAYWORTH  
REGISTER STAFF WRITER**

Des Moines' Western Gateway Park is in line to win a \$1 million donation to transform part of the unfinished park into a lush mix of gardens, sculptures and possible water plazas dedicated to cancer survivors.

At least 20 cities -including Chicago, Omaha and Minneapolis -already have parks dedicated to cancer survivors. The parks are open to the public and "give a subconscious message that death and cancer are not synonymous," according to information from the foundation that offers the award.

The donation would alleviate the city's expenses to develop that part of the park, which has not been completely planned as part of a second phase of the Gateway.

City leaders, however, say they may pass on the donation because Gateway space is precious and they are unsure if the plans mesh with their ideas of the park.

"We need to optimize the Gateway and make it interesting, and this is a really generous idea and offer," said Councilman Chris Coleman. "I'm not saying yes to this and I'm certainly not yet saying no."

The Western Gateway Park is a \$30.5 million city project, bordered by 10th and 15th streets between Grand Avenue and Locust Street. The controversial project was first conceived nearly 15 years ago as a way to rejuvenate the heart of city. It's designed in the tradition of Central Park in New York City and the Boston Common.

The project has stalled several times as city leaders scramble for money and fight with angry landowners and historic preservationists who object to plans that have called for the demolition of dozens of buildings.

This year, however, building demolitions and park construction kicked into high gear. Parts of the eastern edge of the park -including walkways, trees and an artificial brook -are expected to open in time for the new downtown library grand opening in April. Other areas of the park will be completed later in 2006.

The two western blocks of the park are largely planned as open grass areas. City leaders had hoped to later develop large gardens, art and other attractions in that space.

The western edge of the park, however, could be developed more quickly and with less cost

to taxpayers than planned if the survivor park is approved.

Several local medical professionals who specialize in cancer treatment have applied for money from the R.A. Bloch Cancer Foundation, a Kansas City, Mo., nonprofit group.

The foundation has given millions of dollars to nearly two dozen cities to build public parks to offer hope for people who face cancer.

Each survivor park contains a walk with 14 bronze plaques that contain instructional and inspirational messages. Cities also have used the money to develop water fountains, sculpture and gardens.

"The parks are meant to be a visible reminder to people every day that cancer is not a death sentence," said John L'Estrange, a Des Moines pharmacist who helped apply for the grant. Vangie Rich, the group's executive director, has visited the Western Gateway Park. She said her group will make a decision about the \$1 million award after some of the initial work is completed, which will likely be within the next year. The group designates \$750,000 for park construction, \$150,000 for sculptures and plaques and \$100,000 for future maintenance.

If the survivor park is not suited for the Gateway, city leaders hope to add it to another Des Moines location, said Park and Recreation Director Don Tripp.

Des Moines City Councilwoman Christine Hensley represents much of the downtown area, including the Western Gateway Park. City leaders must carefully choose developments in the park because "you don't have a lot of room for error," she said.

Other groups have also come forward with inquiries about donations such as art or requests to hold events in the Western Gateway Park, Hensley said.

Jennifer Witt, a nurse who helped apply for the survivor park grant, said the Western Gateway Park, would offer high visibility for the cancer memorial.

"We just feel this would be a great thing to bring to Des Moines," Witt said.

#### About the R.A. Bloch Cancer Foundation

Richard Bloch, the co-founder of H&R Block, was told in 1978 that he was dying of lung cancer and had three months to live. He beat the disease and lived 26 years after his diagnosis, dying in 2004 of a heart ailment at the age of 78.

In addition to parks, the R.A. Bloch Cancer Foundation offers information about the disease and a hot line for people to seek counseling. More information can be found online at [www.blochcancer.org](http://www.blochcancer.org) or by phone at (800) 433-0464.

**Photo By: ROBERT NANDELL/THE REGISTER:**

Being constructed: A canal is planned to run through the Western Gateway Park in downtown Des Moines. The project is in line for a \$1 million donation to honor cancer survivors.

**Graphic map: THE REGISTER:**

Western Gateway Park

A \$1 million donation could be used to enhance the western two blocks of the park.



**Summary of FY 2007 DAS Infrastructure Offers for Iowans  
As Recommended By the Governor  
January 25, 2006**

<b>Offer Identifier</b>	<b>Offer Name</b>	<b>Offer Description</b>	<b>Amount Requested</b>	<b>Governor's Recommendation</b>
005_TRA_009	General Services Enterprise (GSE) Statewide Major Maintenance	This service offering corrects major maintenance, health/safety/loss of use and Americans with Disabilities Act (ADA) deficiencies at the Capitol Complex and statewide for all agencies under the purview of the Department of Administrative Services.	\$10,000,000	\$10,000,000
005_TRA_014	GSE/Wallace Building Renovation or Replacement Planning	Provide initial programming and design for renovation or replacement of the Wallace State Office Building, including planning for relocation of the occupants, associated lease costs and demolition of the building. An evaluation and analysis of the building has provided recommendations and costs associated with the disposition of the building. Recommendations were submitted to the Legislature on January 31, 2005 and further evaluation of the recommendations is underway. <b>The Governor has recommended demolition of the building and construction of a new state office building.</b>	\$500,000	\$500,000
005_TRA_015	GSE/Capitol Complex Relocation and Leasing Expenses	Provide moving, temporary leasing and other expenses related to renovation of and movement into buildings on the Capitol Complex. It permits selected agencies that are currently paying facility leases to return to the Capitol Complex. It also allows agencies to temporarily relocate off-complex.	\$1,824,500	\$1,824,500
005_TRA_017	GSE/Repairs to parking lots on the Capitol Complex	Funding is essential for maintaining the infrastructure of state government. The parking lot system requires major resurfacing. In addition, they create pedestrian hazards especially for those people who have disabilities. This project will provide safe access to	\$1,545,000	\$1,545,000

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		the state owned facilities and provide the necessary means for Legislature, visitors and employees to access state government services.		
005_TRA_019	GSE/West Capitol Terrace Restoration / Removal of Parking Lot	Provide for removal of the parking lot west of the Capitol Building and replacement with an ADA compliant walkway between East 7th and Finkbine, including landscaping to create a major public greenspace at the west entrance to the Capitol Complex.	\$2,300,000	<b>\$2,300,000</b>
005_TRA_033	GSE/FY2007 Renovation of Records and Property Center	To complete the renovation of the Records and Property Center for relocation of the Department of Public Safety from the Wallace Building.	\$2,200,000	<b>\$2,200,000</b>
005_TRA_039	Terrace Hill Carpet Replacement	This offer provides 50% funding for the replacement of the carpet in public spaces of Terrace Hill. The remaining 50% to come from the Terrace Hill Society. Specifically, this includes the music room, first floor corridor, grand staircase, and second floor corridor.	\$55,000	<b>\$55,000</b>
005_TRA_040	DHS/Woodward Resource Center Wastewater Treatment Plant	Replace the 70-year old wastewater treatment plant at the Woodward Resource Center. The offer permits the facility to comply with health and safety standards issued by the state Department of Natural Resources (DNR) for wastewater treatment plants. The current plant is not in compliance with these standards and has received citations from the DNR. Temporary improvements are underway but will only last for a few years. Non-compliance with the standards could	\$2,443,000	<b>\$2,443,000</b>

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		result in a fine from the DNR and action to close the wastewater treatment operation, forcing the closure of the facility. The wastewater treatment plant serves the approximately 500 dependent residents and 760 staff who support these residents.		
005_TRA_042	DHS/Iowa Juvenile Home Power House and Associated Equipment	Continuation of project started in FY 2006 to replace the existing powerhouse and all associated equipment. The project will involve the following major items: <ul style="list-style-type: none"> <li>▪ Stabilize the west wall of the existing Power House to avoid collapse as necessary</li> <li>▪ Design and construction of geothermal heat pump system for heating and cooling</li> <li>▪ Installation of furnaces in buildings that will not be served by geothermal system</li> <li>▪ Installation of new centralized domestic hot water system</li> <li>▪ Waterproofing of existing tunneling system with asbestos removal as required</li> <li>▪ Raze the existing Power House and removal of underground storage tanks</li> </ul>	\$1,521,045	<b>\$1,521,045</b>
005_TRA_043	Terrace Hill Plaster Restoration – Music Room	Provides construction funding for plaster cornice repair in the music room. Approximately 4-5 feet of elaborate plaster cornice was damaged and weakened as a result of water seepage from plumbing located overhead. The source of the seepage has been corrected. Funding is needed to complete the plaster repair.	\$20,000	<b>\$20,000</b>

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005_TRA_010	GSE/Statewide Routine Maintenance	Provide routine, recurring and preventive maintenance for state owned facilities throughout the state under the purview of the Department of Administrative Services. <b>The partial funding recommended by the Governor is an increase of \$800,500 over FY2006.</b>	\$20,000,000	<b>\$2,800,500</b>
005_TRA_012	GSE/Capitol Interior and Exterior Restoration Continuation	Provides design and construction funding for continuing restoration of the rotunda and east projection of the Capitol including removal of the final remaining mezzanine, relocation of the cafeteria, infill of the rotunda opening between ground and first floors and continuing safety and accessibility improvements. This offer will virtually complete the restoration work on the interior of the building and complete landscaping improvements in areas immediately adjacent to the building, including restoration of the east steps, restoration of sidewalks and drives, and landscaping improvements including irrigation. <b>The partial funding recommended by the Governor will provide for: Relocation of the cafeteria, infill of the rotunda floor opening and 50% of funding for the final phase of work including rotunda restoration and including associated code and accessibility improvements.</b>	\$16,390,000	<b>\$6,830,000</b>
005_TRA_026	GSE/Capitol Complex Electrical Distribution System Upgrade	Provide for continued repair, replacement and upgrades to the primary distribution system for the Capitol Complex, including replacement and relocation of transformers in the Capitol building, full generation for the Capitol Complex and specific	\$7,202,600	<b>\$3,468,800</b>

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		generation improvements for Public Health and Information Technology. Work has been phased to initially meet the needs of Public Health and Information Technology, and that work has been funded and is complete. When the project is complete, the entire primary loop system will be replaced or upgraded and the complex will have full back-up generation. <b>The partial funding recommended by the Governor will provide for emergency generation and related upgrades for the following buildings: Capitol, Records and Property, Jessie Parker, Ola Babcock Miller, Work Force Development and Grimes, as well as some additional work for the Central Energy Plant, Hoover and the Capitol Complex Maintenance Building.</b>		
		Totals	\$66,001,145	<b>\$35,507,845</b>



Proj. No.	Draft Rank	Agency	Project Location & Title	Agency Priority	Advisory Committee Priority	Total Request	Proposed FY2006	Proposed FY2007	Proposed FY2008	Proposed FY2009	Other Funds
		1 Human Services	Woodward Resource Center--Nitrification tower for water supply	1b.	1. Health, Life Safety	\$288,450	\$288,450	\$0	\$0	\$0	
		2 Human Services	Woodward Resource Center--Wastewater Treatment Plant Interim Repairs	1a.	1. Health, Life Safety	\$62,000	\$62,000	\$0	\$0	\$0	
5904.00		3 IPTV	Johnston, IA--Sidewalk and Main Entryways Replacement	1	1. Health, Life Safety	\$40,364	\$40,364	\$0	\$0	\$0	
		4 Corrections	Oakdale-IMCC--Dietary Infrastructure Improvements	2	1. Health, Life Safety	\$632,500	\$300,000	\$332,500	\$0	\$0	
		5 Corrections	Iowa State Penitentiary - Fort Madison--Cell House Shower Replacements - Cell House 18 Phase I	13	1. Health, Life Safety	\$179,379	\$179,379	\$0	\$0	\$0	
		6 Human Services	State Training School-Eldora, IA--Sanitary Sewer/Manhole Repairs Facility-Wide	6	1. Health, Life Safety	\$221,000	\$221,000	\$0	\$0	\$0	
5614.01		7 Veterans Affairs	Iowa Veterans Home/Facility--Replace nurse call systems on 6 units and upgrade facility overhead paging system	3	1. Health, Life Safety	\$291,934	\$291,934	\$0	\$0	\$0	Investigate federal match.
		8 Administrative Services	DMS/ Capitol Complex--Structural review of the Hoover walkway	9	1. Health, Life Safety	\$10,000	\$10,000	\$0	\$0	\$0	
		9 Commerce	Alcoholic Beverages Division / Ankeny--Warehouse Wall Study	2	1. Health, Life Safety	\$5,000	\$5,000	\$0	\$0	\$0	
		10 Corrections	Oakdale, IMCC--Phase 4 of 4 Life Safety Upgrades	1	2. Project Already Underway	\$1,430,000	\$750,000	\$680,000	\$0	\$0	
		11 Human Services	Glenwood Resource Center--Tunnel Abatement	2	2. Project Already Underway	\$150,000	\$280,000	\$0	\$0	\$0	Consider SIFC and energy rebates for tunnel repairs.
2085.03		12 Corrections	Iowa State Penitentiary - Fort Madison--Electrical Upgrade - Phase IV	3	2. Project Already Underway	\$2,920,000	\$1,500,000	\$1,420,000	\$0	\$0	
2065.04		13 Corrections	Anamosa State Penitentiary--Electrical Upgrade Phase 3	4	2. Project Already Underway	\$1,500,000	\$1,500,000	\$0	\$0	\$0	
2095.04		14 Corrections	Iowa State Penitentiary - Fort Madison--Critical Structure Issues - Industries & Dietary Phase III	5	2. Project Already Underway	\$274,750	\$274,750	\$0	\$0	\$0	
		15 IWD	1000 E. Grand Ave., Des Moines, Iowa--Asbestos abatement, Phases 2A & 2B	1	2. Project Already Underway	\$950,400	\$450,000	\$500,400	\$0	\$0	
		16 Corrections	Clarinda Correctional Facility--Flashing/Guttering Project - Phase 2 and Drainage Project	8	2. Project Already Underway	\$200,000	\$200,000	\$0	\$0	\$0	
3134.01		17 Human Services	Mental Health Institute Cherokee--Sewer & Water Line Replacement	4	2. Project Already Underway	\$788,110	\$300,000	\$488,110	\$0	\$0	
3126.02		18 Human Services	Mental Health Institute Independence--Tuckpointing Phase II, Reynolds Bldg.	11	2. Project Already Underway	\$125,000	\$125,000	\$0	\$0	\$0	
		19 Human Services	Mental Health Institute Independence--Tuckpointing Phase IV, Witte Bldg.	12	2. Project Already Underway	\$125,000	\$125,000	\$0	\$0	\$0	
		20 Cultural Affairs	State Historical Society of Iowa - Iowa City--Centennial Building HVAC Upgrade, Phase 3	2	2. Project Already Underway	\$238,900	\$20,000	\$218,900	\$0	\$0	
		21 Human Services	Mental Health Institute Independence--Roof Replacement and Repair	7	3. Project to Reduce Exponential Damage	\$85,000	\$8,500	\$76,500	\$0	\$0	
3143.01		22 Human Services	Iowa Juvenile Home--Skow Cottage roof/gutter replacement	9	3. Project to Reduce Exponential Damage	\$31,710	\$15,000	\$0	\$0	\$0	FY2005 funding is in place; additional funds required.

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	23	Administrative Services	Lucas Building Des Moines--Repair gear drive on cooling tower	10	3. Project to Reduce Exponential Damage	\$15,000	\$15,000	\$0	\$0	\$0	
	24	Human Services	Glenwood Resource Center--Roof Replacement on Three GRC Campus buildings - 317, 115, 120	14	3. Project to Reduce Exponential Damage	\$313,600	\$31,360	\$282,240	\$0	\$0	
3143.01	25	Human Services	Iowa Juvenile Home--School building roof/gutter replacement	18	3. Project to Reduce Exponential Damage	\$97,965	\$9,800	\$88,165	\$0	\$0	
	26	Corrections	Iowa State Penitentiary - Fort Madison--Roof Replacement Phase I - Cell House 17	11	3. Project to Reduce Exponential Damage	\$636,673	\$56,593	\$580,080	\$0	\$0	
	27	Corrections	Anamosa State Penitentiary, Anamosa--Replace north half of Metal Furniture Building Roof.	20	3. Project to Reduce Exponential Damage	\$65,000	\$6,500	\$58,500	\$0	\$0	
5413.01	28	Public Safety	Iowa State Patrol Post # 3 / Council Bluffs--Repair water infiltration problem by providing adequate drainage from the building.	2	3. Project to Reduce Exponential Damage	\$28,325	\$28,325	\$0	\$0	\$0	
	29	Public Safety	Iowa State Patrol Post #9 / Cedar Falls--Replace roof & gutters with new materials	3	3. Project to Reduce Exponential Damage	\$36,740	\$4,500	\$32,240	\$0	\$0	
	30	Administrative Services	DMS/ Capitol Complex--Replace Roofs on the Grimes and CEP	4	3. Project to Reduce Exponential Damage	\$361,396	\$36,140	\$325,256	\$0	\$0	
	31	Public Safety	State Patrol Post #15 5900 2nd Ave. Des Moines, IA.--Request for Re-roofing facility.	4	3. Project to Reduce Exponential Damage	\$38,444	\$3,500	\$34,944	\$0	\$0	
	32	Administrative Services	Historical Building Des Moines, Iowa--Planter bed deficiencies	13	3. Project to Reduce Exponential Damage	\$151,500	\$151,500	\$0	\$0	\$0	
	33	Administrative Services	Carriage House--Replace Roof and repair walls at the Carriage House	3	3. Project to Reduce Exponential Damage	\$80,000	\$10,000	\$70,000	\$0	\$0	Consider as part of match for proposed DOT grant.
		Corrections	Mitchellville Administration Building Roof Replacement			\$0	\$70,000				Added to list by amendment at 6/13/2005 advisory committee meeting.
		Human Services	Glenwood Electrical Distribution System Project			\$0	\$120,000				Added to list by amendment at 6/13/2005 advisory committee meeting.
	34	Corrections	Oakdale-IMCC--Pneumatic Control System Replacement	19	1. Health, Life Safety	\$1,518,000	\$0	\$518,000	\$1,000,000	\$0	Consider SIFIC as well as energy rebates.
	35	Human Services	Iowa Juvenile Home--Youth restroom replacement in cottages.	8	3. Project to Reduce Exponential Damage	\$50,000	\$50,000	\$0	\$0	\$0	Moved to FY2006 at 6/16/2005 Vertical Infrastructure Committee Meeting

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	36	Human Services	Mental Health Institute Cherokee--Campus Tunnel Repair	15	3. Project to Reduce Exponential Damage	\$445,000	\$0	\$100,000	\$345,000	\$0	
	37	Administrative Services	Historical Building Des Moines--Replace cooling tower, electric heat pump and electric boilers	1	3. Project to Reduce Exponential Damage	\$297,000	\$0	\$297,000	\$0	\$0	Consider SIFIC funding and implications of changing electric rate.
	38	Public Safety	Iowa State Patrol Post #3 / Council Bluffs-- Replace windows, exterior siding on facility.	1	3. Project to Reduce Exponential Damage	\$98,252	\$0	\$98,252	\$0	\$0	
	39	Administrative Services	Capitol Building--Capitol Window Repairs, Phase 13	2	3. Project to Reduce Exponential Damage	\$295,769	\$0	\$295,769	\$0	\$0	
	40	Cultural Affairs	Historic Sites - Plum Grove--Masonry & Associated Water Penetration Repairs	1	3. Project to Reduce Exponential Damage	\$118,000	\$0	\$19,000	\$99,000	\$0	
	41	Administrative Services	DMS/ Capitol Complex--Repair Roofs on the Capitol Complex	5	3. Project to Reduce Exponential Damage	\$44,200	\$0	\$4,420	\$39,780	\$0	Use routine maintenance money and consider warranty issues as appropriate.
	42	Commerce	Alcoholic Beverages Division / Ankeny-- Alcoholic Beverages Division / Window Replacement	1	3. Project to Reduce Exponential Damage	\$50,000	\$0	\$50,000	\$0	\$0	Consider SIFIC and energy rebates for windows.
	43	Corrections	Mt. Pleasant Correctional Facility--Transformer and Electrical Repairs	12	3. Project to Reduce Exponential Damage	\$800,000	\$0	\$200,000	\$600,000	\$0	
	44	Corrections	Newton Correctional Facility--Upgrade electrical service at minimum site	15	3. Project to Reduce Exponential Damage	\$100,000	\$0	\$100,000	\$0	\$0	
	45	Human Services	Clarinda Mental Health Institute--Tuckpointing	19	3. Project to Reduce Exponential Damage	\$375,000	\$0	\$35,000	\$340,000	\$0	
	46	Human Services	Mental Health Institute Mt. Pleasant-- Tuckpointing of #18 Building	20	3. Project to Reduce Exponential Damage	\$100,000	\$0	\$10,000	\$90,000	\$0	
	47	Administrative Services	Historical Building Des Moines, Iowa--Repair exterior sealant deficiencies	6	3. Project to Reduce Exponential Damage	\$600,977	\$0	\$50,000	\$300,977	\$250,000	
	48	Administrative Services	Historical Building Des Moines, Iowa--Repair granite failures	7	3. Project to Reduce Exponential Damage	\$1,462,146	\$0	\$111,000	\$675,000	\$676,146	
	49	Corrections	NCCF/Rockwell City--Complete installation of Emergency Generator	16	3. Project to Reduce Exponential Damage	\$200,000	\$0	\$200,000	\$0	\$0	

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	50	Human Services	Mental Health Institute Cherokee--Tuckpointing	21	3. Project to Reduce Exponential Damage	\$1,180,620	\$0	\$11,800	\$1,168,820	\$0	
	51	Administrative Services	Capitol Building Des Moines--Replace undersized chiller, fluid cooler and structural walls for Capitol chilliers	11	3. Project to Reduce Exponential Damage	\$245,000	\$0	\$245,000	\$0	\$0	Consider SIFIC funding.
	52	Corrections	Clarinda Correctional Facility--Roof Replacement (Dietary/Laundry)	22	3. Project to Reduce Exponential Damage	\$75,000	\$0	\$5,000	\$70,000	\$0	
	53	Human Services	Clarinda Mental Health Institute--Roof Replacement (SW 1-4 of Main Building)	22	3. Project to Reduce Exponential Damage	\$85,000	\$0	\$10,000	\$75,000	\$0	
	54	IWD	1000 E. Grand Ave., Des Moines, Iowa--Electical Distribution System Upgrade	2	3. Project to Reduce Exponential Damage	\$227,400	\$0	\$20,000	\$207,400	\$0	
	55	IWD	1000 E. Grand Ave., Des Moines, Iowa--Protection of Electrical Switch Gear and Communication Panel	5	3. Project to Reduce Exponential Damage	\$33,000	\$0	\$33,000	\$0	\$0	
	56	Veterans Affairs	Iowa Veterans Home/North Campus--Spill containment renovation	2	3. Project to Reduce Exponential Damage	\$41,500	\$0	\$41,500	\$0	\$0	Investigate federal match.
	57	Veterans Affairs	Iowa Veterans Home/Sheeler & Loftus--Upgrade secondary electrical system	4	3. Project to Reduce Exponential Damage	\$500,000	\$0	\$250,000	\$250,000	\$0	Investigate federal match.
	58	Veterans Affairs	Iowa Veterans Home/Whitehill--Tuckpoint and repair brick	5	3. Project to Reduce Exponential Damage	\$250,000	\$0	\$25,000	\$225,000	\$0	Investigate federal match.
	59	Veterans Affairs	Iowa Veterans Home/Cave--Wall repair/replacement	6	3. Project to Reduce Exponential Damage	\$41,900	\$0	\$41,900	\$0	\$0	Consider private funding.
	60	Corrections	Fort Dodge Correctional Facility--Hot Water Loop Repairs around facility	6	3. Project to Reduce Exponential Damage	\$100,000	\$0	\$50,000	\$50,000	\$0	Consider SIFIC, energy rebates and possible litigation.
	61	Human Services	Mental Health Institute Independence--Asbestos Removal	29	1. Health, Life Safety	\$50,000	\$0	\$0	\$50,000	\$0	
	62	Human Services	Mental Health Institute Independence--Asbestos Removal	30	1. Health, Life Safety	\$45,000	\$0	\$0	\$45,000	\$0	
	63	Corrections	Iowa Correctional Institute for Women--Asbestos Abatement	37	1. Health, Life Safety	\$825,000	\$0	\$0	\$825,000	\$0	
	64	Corrections	Iowa Correctional Institute for Women--Air Quality Improvements	26	1. Health, Life Safety	\$382,000	\$0	\$0	\$382,000	\$0	
	65	Administrative Services	Historical Building Des Moines, Iowa--Plaza Tile Failure	18	1. Health, Life Safety	\$189,080	\$0	\$0	\$189,080	\$0	Consider private funding through Cultural Affairs.
	66	Corrections	Anamosa State Penitentiary--Tuckpointing and repairing of stone walls.	27	1. Health, Life Safety	\$220,000	\$0	\$0	\$220,000	\$0	

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	67	Corrections	Anamosa State Penitentiary--Powerhouse Upgrade 3. Boiler Controls	31	1. Health, Life Safety	\$200,000	\$0	\$0	\$200,000	\$0	Consider SIFC as well as energy rebates.
	68	Corrections	Luster Heights Camp--Drill Additional Well	32	1. Health, Life Safety	\$110,000	\$0	\$0	\$110,000	\$0	
	69	Corrections	Anamosa State Penitentiary--Drill 2 wells and upgrade water tower	39	1. Health, Life Safety	\$1,500,000	\$0	\$0	\$1,500,000	\$0	
	70	Corrections	Oakdale-IMCC--High Mast Lighting	49	1. Health, Life Safety	\$410,000	\$0	\$0	\$410,000	\$0	
	71	Human Services	Clarinda Mental Health Institute--Electrical Distribution System	3	3. Project to Reduce Exponential Damage	\$960,000	\$0	\$0	\$960,000	\$0	
	72	Human Services	Mental Health Institute Mt. Pleasant--Electrical Distribution - #18 and #20 Building	5	3. Project to Reduce Exponential Damage	\$800,000	\$0	\$0	\$800,000	\$0	
	73	Human Services	Mental Health Institute Independence--Reynolds Electric	23	3. Project to Reduce Exponential Damage	\$55,000	\$0	\$0	\$55,000	\$0	
	74	Human Services	Woodward Resource Center--School Building (Myers Hall) Roof Replacement	24	3. Project to Reduce Exponential Damage	\$200,000	\$0	\$0	\$200,000	\$0	
	75	Human Services	Mental Health Institute Independence--North Sewer Line	25	3. Project to Reduce Exponential Damage	\$50,000	\$0	\$0	\$50,000	\$0	
	76	Human Services	State Training School-Eldora, IA--Cooper Bldg, Kitchen, and Auto Maintenance Bldg. Roofs	26	3. Project to Reduce Exponential Damage	\$220,000	\$0	\$0	\$220,000	\$0	
	77	Human Services	Woodward Resource Center--Campus Center/Chapel Roof Replacement	27	3. Project to Reduce Exponential Damage	\$96,000	\$0	\$0	\$96,000	\$0	
	78	Human Services	Woodward Resource Center--Medical Center Roof Replacement	28	3. Project to Reduce Exponential Damage	\$260,000	\$0	\$0	\$260,000	\$0	
	79	Corrections	Anamosa State Penitentiary--Replacing West Half of the Administration Roof	23	3. Project to Reduce Exponential Damage	\$90,000	\$0	\$0	\$90,000	\$0	
	80	Corrections	Iowa State Penitentiary - Fort Madison--Fuel Tank Replacement - Powerhouse	24	3. Project to Reduce Exponential Damage	\$703,431	\$0	\$0	\$703,431	\$0	
	81	Corrections	Newton Correctional Facility--Upgrade electrical service at minimum site	25	3. Project to Reduce Exponential Damage	\$75,000	\$0	\$0	\$75,000	\$0	
	82	Corrections	Iowa Correctional Institute for Women--Replace Tunnel Cap	28	3. Project to Reduce Exponential Damage	\$260,000	\$0	\$0	\$260,000	\$0	

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	83	Corrections	Newton Correctional Facility--Replace old fin tube in shower area of Dorm 1 and 2	29	3. Project to Reduce Exponential Damage	\$60,000	\$0	\$0	\$60,000	\$0	Consider SIFIC and energy rebates for radiant heating system improvements.
	84	Corrections	Iowa Correctional Institute for Women--Tuckpointing and Construction Issues	30	3. Project to Reduce Exponential Damage	\$450,000	\$0	\$0	\$450,000	\$0	
	85	Corrections	Iowa Correctional Institute for Women--Upgrade Exterior Fenestration - Phase I	33	3. Project to Reduce Exponential Damage	\$208,500	\$0	\$0	\$208,500	\$0	Consider SIFIC and energy rebates for windows.
	86	Corrections	Mt. Pleasant Correctional Facility--Window Replacement East and West Wings - 2 Buildings	34	3. Project to Reduce Exponential Damage	\$1,100,000	\$0	\$0	\$1,100,000	\$0	Consider SIFIC and energy rebates for windows.
	87	Corrections	NCCF/Rockwell City--Window Replacement	35	3. Project to Reduce Exponential Damage	\$149,310	\$0	\$0	\$149,310	\$0	Consider SIFIC and energy rebates for windows.
	88	Corrections	Clarinda Correctional Facility--Window Replacement	36	3. Project to Reduce Exponential Damage	\$150,000	\$0	\$0	\$150,000	\$0	Consider SIFIC and energy rebates for windows.
	89	Corrections	Newton Correctional Facility--Upgrade electrical service at minimum site	38	3. Project to Reduce Exponential Damage	\$60,000	\$0	\$0	\$60,000	\$0	
	90	Administrative Services	Historical Building Des Moines, Iowa--Skylight deficiencies	8	3. Project to Reduce Exponential Damage	\$627,725	\$0	\$0	\$51,000	\$576,725	
	91	Administrative Services	DMS/ Capitol Complex--Repair Asphalt Paving Lots 1,2,3,14 and 19.	12	3. Project to Reduce Exponential Damage	\$293,965	\$0	\$0	\$293,965	\$0	
	92	Administrative Services	Historical Building Des Moines, Iowa--Fountain deficiencies	14	3. Project to Reduce Exponential Damage	\$187,476	\$0	\$0	\$0	\$187,476	Consider private funding through Cultural Affairs.
	93	Corrections	Mt. Pleasant Correctional Facility--Wastewater Modification/Pretreatment	7	4. Renovation Project	\$250,000	\$0	\$0	\$250,000	\$0	Consider full or partial repayment with operational savings.
	94	Corrections	Iowa State Penitentiary - Fort Madison--Boiler Controls - ISP Powerhouse	9	4. Renovation Project	\$319,007	\$0	\$0	\$69,007	\$250,000	Consider SIFIC and possible energy rebates.
	95	Corrections	Mt. Pleasant Correctional Facility--Air Conditioning and Vent Project for Medical Clinic and Deputy Superintendent Complex	10	4. Renovation Project	\$1,011,080	\$0	\$300,000	\$711,080	\$0	Consider SIFIC and possible energy rebates.
	96	Corrections	Iowa Correctional Institute for Women--Reintegrate Electronic Locking System	14	4. Renovation Project	\$350,000	\$0	\$0	\$350,000	\$0	
	97	Corrections	Newton Correctional Facility--Replace door and lock control panel in Master Control.	17	4. Renovation Project	\$75,000	\$0	\$75,000	\$0	\$0	
	98	Corrections	NCCF/Rockwell City--D Lockup Lock Control	18	4. Renovation Project	\$150,000	\$0	\$150,000	\$0	\$0	

Proj No	Draft Rank	Agency	Project Location & Title	Agency Priority	Advisory Committee Priority	Total Request	Proposed FY2006	Proposed FY2007	Proposed FY2008	Proposed FY2009	Other Funds
	99	Corrections	Mt. Pleasant Correctional Facility--Air Conditioning for Center South Section of Main Building	21	4. Renovation Project	\$1,640,000	\$0	\$0	\$820,000	\$820,000	Verify savings for replacing window units with central air conditioning system.
	100	Corrections	Clarinda Correctional Facility--Hot Water Boiler System	40	4. Renovation Project	\$60,000	\$0	\$0	\$60,000	\$0	Consider SIFIC and energy rebates for boiler replacement.
	101	Human Services	State Training School-Eldora, IA--Kitchen - Install HVAC & Tuckpointing	13	4. Renovation Project	\$215,000	\$0	\$0	\$215,000	\$0	
	102	IWD	1000 E Grand Ave, Des Moines, Iowa--Replacement of Single Pane Windows at 1000 E Grand Ave	3	4. Renovation Project	\$272,645	\$0	\$0	\$272,645	\$0	Consider SIFIC and energy rebates for windows.
	103	IWD	150 Des Moines Street, Des Moines, Iowa--Settlement Repair of Concrete Exterior Window Columns	4	4. Renovation Project	\$22,200	\$0	\$0	\$22,200	\$0	
	104	Human Services	State Training School-Eldora, IA--Mansion Vocational Building- Electrical, Plumbing, HVAC System, Windows, & Tuckpointing Repairs	16	4. Renovation Project	\$245,000	\$0	\$0	\$245,000	\$0	Consider SIFIC and energy rebates for replacement of window AC units.
	105	ILEA	Iowa Law Enforcement Academy, Camp Dodge--ILEA Generator Acquisition and Installation	1	4. Renovation Project	\$150,448	\$0	\$0	\$150,448	\$0	
	106	Human Services	Clarinda Mental Health Institute--Expansion of chiller system	10	4. Renovation Project	\$200,000	\$0	\$0	\$200,000	\$0	Consider capital request.
	107	Veterans Affairs	Iowa Veterans Home/Power Plant--Demo boilers/asbestos abatement for old boilers in power plant and tunnel	1	4. Renovation Project	\$300,000	\$0	\$0	\$300,000	\$0	Consider operational or routine maintenance funding.
	108	Administrative Services	Capitol Complex Des Moines--Upgrade seimens automation system	15	4. Renovation Project	\$150,000	\$0	\$0	\$150,000	\$0	Verify eligibility for SIFIC; consider routine maintenance money..
	109	Administrative Services	Central Energy Plant Des Moines--Install air separator on chilled water supply line for year round operation	16	4. Renovation Project	\$51,000	\$0	\$0	\$51,000	\$0	Consider SIFIC and possible energy rebates.
	110	Public Safety	Iowa State Patrol Post #15 / Des Moines--Replace Electrical Service and Distribution as well as plumbing throughout the facility.	5	4. Renovation Project	\$330,405	\$0	\$0	\$330,405	\$0	Consider replacement of building
	111	IPTV	Johnston, IA--Uninterruptable Power Supply (UPS)	2	4. Renovation Project	\$315,000	\$0	\$0	\$315,000	\$0	Consider operational or capital funding.
	112	IPTV	Johnston, IA--Replacement of Analog Transmitters	3	4. Renovation Project	\$1,465,000	\$0	\$0	\$465,000	\$1,000,000	Consider capital appropriation.
	113	Corrections	Clarinda Correctional Facility--Razor Wire Project	42	4. Renovation Project	\$75,000	\$0	\$0	\$75,000	\$0	Consider capital request or operational funding.
	114	Corrections	Fort Dodge Correctional Facility--Enlarge Gate #5. Currently the width only allows a 2 inch clearance for the city's smallest fire truck.	43	4. Renovation Project	\$8,000	\$0	\$0	\$8,000	\$0	Consider routine maintenance or operational funding.
	115	Corrections	Clarinda Correctional Facility--Expansion of Chiller System.	48	4. Renovation Project	\$200,000	\$0	\$0	\$200,000	\$0	Consider capital request.
	116	Administrative Services	DMS/ Capitol Complex--Grimes Restroom Ceiling Replacement	17	4. Renovation Project	\$6,000	\$0	\$0	\$6,000	\$0	Consider routine maintenance money or defer for capital request.
	117	Administrative Services	DMS/ Capitol Complex--Grimes Dock Levelers	19	4. Renovation Project	\$18,249	\$0	\$0	\$18,249	\$0	Consider routine maintenance or operational funding.
	118	Human Services	Mental Health Institute Independence--Demo - Not used buildings	31	7. Demolition	\$275,000	\$0	\$0	\$275,000	\$0	

Proj No.	Draft Rank	Agency	Project Location & Title	Agency Priority	Advisory Committee Priority	Total Request	Proposed FY2006	Proposed FY2007	Proposed FY2008	Proposed FY2009	Other Funds
	119	Corrections	Mt. Pleasant Correctional Facility--Replace Storeroom Warehouse	41	5. Building Replacement	\$3,000,000	\$0	\$0	\$1,500,000	\$1,500,000	Consider capital request for demolition and construction of new building.
	120	Corrections	NCCF / Rockwell City--Renovation & Addition to Kitchen & Dining Room	44	5. Building Replacement	\$3,350,000	\$0	\$0	\$1,000,000	\$2,350,000	Consider routine maintenance or operational funding.
	121	Human Services	CCUSO Cherokee--Yard Expansion with Industrial Arts/Recreational Building, includes 1600 sq. ft. of fencing	17	6. New Construction	\$500,000	\$0	\$0	\$100,000	\$400,000	Consider capital request.
	122	Corrections	Clarinda Correctional Facility--Dietary Tray Assembly Area and Dishwashing Area.	45	6. New Construction	\$250,000	\$0	\$0	\$0	\$250,000	Consider capital request.
	123	Corrections	NCCF/Rockwell City--Control Center Construction	46	6. New Construction	\$600,000	\$0	\$0	\$100,000	\$500,000	Consider capital request.
	124	Corrections	Clarinda Correctional Facility--Expand Visiting Room	47	6. New Construction	\$660,000	\$0	\$0	\$0	\$660,000	Consider capital request.
							\$49,209,425	\$7,539,595	\$8,534,476	\$24,018,297	\$9,420,347

Summary	FY2006	FY2007	FY2008	FY2009
Total Appropriation	\$8,915,091	\$10,000,000	\$40,000,000	\$40,000,000
Vertical Infrastructure Program	\$200,000	\$200,000	\$200,000	\$200,000
Statewide ADA @ 4% of Appropriation	\$356,600	\$400,000	\$1,600,000	\$1,600,000
Statewide Monuments	\$0	\$100,000	\$0	\$0
Project Allocations	\$7,539,595	\$8,534,476	\$24,018,297	\$9,420,347
Project Management (Estimated)	\$450,000	\$500,000	TBD	TBD
Unallocated	\$368,896	\$265,524	\$14,181,703	\$28,779,653